

**A. CONDITIONAL USE PERMIT  
SEBRELL HUNT CLUB**OPENING STATEMENT

This public hearing is held pursuant to § 15.2-2204, Code of Virginia, 1950, as amended to receive public comment on the request by Jack Randall, applicant, on behalf of Sebrell Hunt Club, Inc., owner, for a Conditional Use Permit to operate a campground on property with the zoning designation of A-1, Agricultural. The tract is located on the north side of Rosedale Drive (private road) east of its intersection with Old Plank Road (Rt. 35). The site is approximately 2.02 acres in size and the site address is 22357 Rosedale Drive. The property is known as Tax Parcel 31-8 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 September 5 and September 12, 2010 and all adjacent property owners were notified in writing by first class mail as required by law. Following its public hearing on August 12, 2010, the Southampton County Planning Commission voted unanimously to recommend approval of the request, subject to all conditions contained in the applicant's proffer statement.

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

Mrs. Beth Lewis, our Principal Planner 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 2010:02**

Jack Randall, applicant, for Sebrell Hunt Club, Inc., property owner

Application Request: Conditional Use Permit to operate a campground

### **IDENTIFICATION AND LOCATION INFORMATION**

Current Comprehensive  
Plan designation: Agriculture/Forest/Open Space/Rural Residential

Current Zoning: A-1, Agricultural District

Acreage: 2.02 acres

Proposed Use: Campground for use by Sebrell Hunt Club

Tax Map No.: 31-8

Location: 22357 Rosedale Drive. The parcel is on the north side  
of Rosedale Drive, east of Plank Road.

Magisterial District: Capron

Voting District: Capron

Adjacent Zoning: North: A-2, Agricultural District  
South: A-2  
East: A-1  
West: A-2

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

### **LAND USE ANALYSIS**

#### Overview

The applicant is the attorney for the owner, the Sebrell Hunt Club. The club seeks a Conditional Use Permit to operate an eight-trailer campground for use

for hunt club members. Per the description provided by the applicant, "Sebrell Hunt Club is requesting that a total of 8 trailers, which are moveable trailers, be allowed to be used during archery and gun season for deer hunting, the spring gobbler season and all scheduled Sebrell Hunt Club work parties." There currently exists a club house with an approved septic system that was replaced in 1997 which will be the sanitary facilities used by the campers. Accessory buildings such as dog kennels, a gazebo, and various sheds exist as well.

The following conditions are proffered, per the application:

"Sebrell Hunt Club, Inc., is a hunt club that has been hunting in the community since the 1950's. It has a total of 40 members. Sebrell Hunt Club is located on 2.02 acres of land owned by Sebrell Hunt Club, Inc., a Virginia corporation. It is surrounded by a farm owned by Mr. Emerson Kitchen and Mr. Ben Kitchen. Both Emerson and Ben Kitchen approved the use of these trailers on their land in the middle of their farm. The location of this club on 2.02 acres is a half mile off the main road on a private farm lane. This land meets the Southampton County's minimum requirements of 2 acres for a trailer park. These trailers have been used off and on since the conception of the Sebrell Hunt Club in the early 1950's, but the trailers have only remained on the club property permanently since 1996. The 2003 club rules were changed to allow the total of 8 trailers. In this proffer statement, Sebrell Hunt Club is respectfully requesting the 8 trailers would be used only during valid hunting season and at any Club work party events. These work parties would consist of putting up tree stands and clearing work paths for the up-coming hunting season. The request for the trailers is that the trailers are only to be used during the deer archery and gun hunting season, the second weekend in October for the first weekend in January, as well as the spring gobbler season, and any scheduled Club weekend work parties in the spring and fall. Any other uses other than this specific request would be completely prohibited. There will be no wastewater use in these 8 trailers. All wastewater use would be limited to the main Sebrell Hunt Club clubhouse."

A site plan has been submitted that shows the locations of the existing structures, the permanent open space that is called for in item 3 of the requirements that will serve as the buffer between the campsites and the abutting property, the proposed area to be used by each of the eight campsites, and the location of the existing infrastructure (driveway, septic tank and drainfield, overhead electric lines, pump house). Trees of significant size in the area of the proposed camp sites are also shown, as listed in item 7 of the review requirements.

### Site Topography and Characteristics

The site is being used as a hunt club currently. The tract is bordered on all sides by working farmland and is accessed by a private road within a 15' access easement. Southampton County GIS indicates a level site with no floodplain. The western portion of the site has been cleared and contains the existing hunt club building and accessory buildings, while the eastern half of the site remains wooded.

### Transportation:

The site is located on Rosedale Drive, a private farm road within a 15' access easement. The nearest public roadway is Plank Road, a two-lane State maintained road located approximately one-half mile from the site.

### Utilities

The site is served by existing private water and wastewater facilities and existing overhead power lines. A report from the Southampton County Health Department (attached) says the septic system is in good working order and in need of no repair at this time. The Health Department report concludes that if the Conditional Use Permit is approved, the Health Department would not regulate or inspect under their campground regulations as long as there are no water/sewer hook-ups to the individual trailer sites and all water/wastewater use is in the current hunt club building.

### Issues to be considered

The County zoning ordinance permits a campground in the A-1 zoning district. Sec. 18-518 of the ordinance provides these standards:

"In reviewing an application to establish or enlarge a campground or camping area under the terms of this chapter, the following factors shall be taken into account:

1. The location of the campgrounds, the condition of the site and the nature of surrounding land uses shall be such that loss of farmland and adverse impact on the surrounding property will be minimal. In general, a wooded site or partially wooded site is to be preferred to an open site in order to preserve farmland, reduce visual impact on development and provide an attractive environment within the campground.
2. The site plan shall be prepared by a professional experienced in campground design and shall show all proposed facilities, accessways, structures, service facilities, location of camping sites and details of typical camping sites, parking areas, trails and walkways, entertainment areas, if any, landscape plans and area to be maintained in their natural state. Plans for staged development shall be indicated and the site plan shall be

accompanied by a management plan which describes proposed operating procedures and techniques.

3. The area shall contain not less than two (2) contiguous acres and in any case shall be large enough to provide adequate buffering and screening area for protection of surrounding properties. Such buffer area shall be designated on the site plan as permanent open space to remain so long as the campground is in operation.
4. The density of camping sites within the part of the campground area specifically designated for such sites shall not exceed twelve (12) units per acre and no site shall be less than three thousand (3000) square feet in area.
5. The camping area shall be properly located with respect to external access roads and the condition of such roads, width of pavement, alignment and the like, shall be appropriate to the scale of the proposed campground. Entrance roads shall be located to minimize adverse impact on adjacent and nearby property and located and designed in accordance with applicable standards of the state department of transportation. Internal access drives shall be of adequate width for internal traffic, hard surfaced and maintained at least ten (10) feet in width, in accord with applicable county specifications.
6. The camping area shall comply with all sanitary and other requirements prescribed by law or regulations.
7. The overall design shall evidence a reasonable effort to preserve the natural amenities of the site, including wooded areas, steep slopes, bluffs, wetlands, beaches and bodies of water. Special emphasis shall be given to preservation of mature trees and landscaping of areas which must be cleared.
8. Accessory structures or recreation facilities, offices, service buildings, boat ramps, marinas, washrooms, swimming pools, game courts, ball fields and the like should generally be oriented and accessed internally and located to minimize impact on adjacent property, in no case closer than one hundred (100) feet to any campground boundary or closer than two hundred (200) feet to any lot in an R-1 or R-2 residential district.”

#### Community Comments

None received.

#### **CONCLUSION**

#### Strengths of application:

- Hunt clubs are a permitted use in the A-1 zoning district. Campgrounds are permitted with a conditional use permit.

- All of the requirements for consideration when reviewing a campground, as listed in the Zoning Ordinance Sec. 18-518 above, are met. A report from the Southampton County Health Department is attached, as is the proposed site plan outlining how the requirements are to be met.
- The campsites are an addition to an existing hunt club. No further clearing of the land is proposed, and permanent open space for a buffer is shown on the site plan.
- The property is a half-mile for any public right-of-way on a private farm road, so it will have no visual impact on the traveling public.
- As the trailers are not on concrete pads, no increase in impervious surface will be created by the campsites.
- There are no residential uses in the vicinity that would be impacted by a hunt club or a campground.

Weaknesses of application:

- None noted.

**SUPPORT INFORMATION AND ATTACHMENTS**

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

Notices mailed: Sept. 10, 2010

Sign posted: Sept. 10, 2010

Ad in Tidewater News: Sept. 5 and Sept. 12, 2010

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission held a public hearing and discussion at the August 12, 2010 meeting. The approved minutes and recommendation follows:

Chairman Edwards announced that the first and only public hearing was to consider the following:

Request by Jack Randall, applicant, on behalf of Sebrell Hunt Club, Inc., owner, for a Conditional Use Permit to operate a campground on property with the zoning designation of A-1, Agricultural. The tract is located on the north side of Rosedale Drive (private road) east of its intersection With Old Plank Road (Rt.

35). The site is approximately 2.02 acres in size and the site address is 22357 Rosedale Drive. The property is known as Tax Parcel 31-8 and is located in the Capron Voting District and the Capron Magisterial District.

Chairman Edwards opened the public hearing.

Mrs. Beth Lewis, Principal Planner and Secretary, advised that there was an existing hunting clubhouse building and several accessory buildings, dog cages, etc. on the property. They were asking permission for 8 travel trailers to be used there during the hunting season. Travel trailers were not a typical accessory use to a hunt club. In our zoning ordinance, the only thing it could be called was a campground. It was not a typical state park or KOA campground. The travel trailers would be used by the hunt club members when they were using the hunt club. They would like to install 8 places to plug in the electricity for the travel trailers, but all the water and sanitary use would be inside the hunt club building. There were 8 things in our zoning ordinance to be considered with campgrounds, and this application satisfactorily addressed all 8 (page 3 of the summary included in the agenda). One of the things to be considered was that "No site shall be less than 3000 square feet in area." She and Mr. Jack Randall, attorney/applicant on behalf of Sebrell Hunt Club, had a difference of opinion with regard to that. She interpreted that each travel trailer had to have a minimum of 3000 square feet in area, while Mr. Randall interpreted that all the trailers as a group had to have a minimum of 3000 square feet in area. Regardless, the application met the more restrictive of the two interpretations. There was also a letter (included in the agenda) from the Health Department indicating that they had inspected the septic system and it was satisfactory. She noted that she did not receive any phone calls or inquiries with regards to this application. She commented that the application did not appear to have any weaknesses, as it was an extension of the existing hunt club use.

Chairman Edwards opened the public hearing.

Mr. Jack Randall, attorney/applicant, on behalf of Sebrell Hunt Club spoke. He advised that the elements pertaining to campgrounds in the zoning ordinance had all been met. Mr. Ben Kitchen and Mr. Emerson Kitchen, who owned all the surrounding property in all directions, were present and did not have any objections. Three members of the Sebrell Hunt Club, including President Wayne Tate, were also present. Per the proffer statement he had submitted, they had limited the use to 8 trailers. He provided various pictures of the 8 trailers so the Planning Commission could see that it would not be a trailer park or anything of that nature. All 8 trailers would be well-maintained. Also per the proffer statement, the travel trailers would be used for one purpose – hunting. They would be used during any lawful hunting season, but mostly deer season. They would also be used on work party days, in which the hunt club members may clear paths, work on tree stands, etc. All water and wastewater would be utilized

in the hunt club building. Per the letter from the Health Department, the current restroom and shower facilities, etc. were at the capacity to handle the 8 travel trailers. He noted that they had also proffered that the travel trailers would not be rented – they were strictly for hunt club use.

Mr. Bruce Phillips spoke. He advised that he'd had a longstanding relationship with Sebrell Hunt Club. They were good stewards of the community. He urged the Planning Commission to approve the application.

Chairman Edwards closed the public hearing.

Chairman Edwards moved, seconded by Commissioner Barham, to recommend approval of the conditional use permit.

Commissioner Chesson pointed out that the County was embarrassed a few years ago by approving a campground without the condition that appropriate attire must be worn at all times. Perhaps they needed to consider that.

Mr. Jack Randall stated that he did not have any problem proffering that appropriate attire would be worn at all times at Sebrell Hunt Club – the proffer statement could be amended accordingly.

All were in favor of the motion.



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: Jack Randall, Attorney for Sebrell Hunt Club, Inc.

Address: c/o 3323 Matoaka Road

City, State, Zip: Suffolk, VA 23434

Phone: Day 935-6065 Evening 935-9162 Mobile 803-8828

Owner Name: Sebrell Hunt Club, Inc.

Address: c/o Arlan Ferguson, 3323 Matoaka Road

City, State, Zip: Suffolk, VA 23434

Phone: Day 617-5208 Evening 539-6713 Mobile 617-5208

**PROPERTY INFORMATION**

Address or Location: 22357 Rosedale Road

Tax Parcel Number: 31 8

Total Acreage of Parcel: 2.02 acres

Amount of above acreage to be considered: 2.02 acres

Current Use of property: A-1

Rezoning request from N/A to N/A

Comprehensive Plan request from N/A to N/A

Conditional Use request: Section 18.2-518 of the Southampton County Code

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

See attachment

Required Items to be submitted with application:

Application Form

Application Fee of \$ 500.00

Cover Letter

Site Plan / Exhibit

Proffer Statement (if applicable)

Other (To be determined by agent) Photographs of site

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.

7/1/10  
Date

[Signature]  
Signature

\_\_\_\_\_  
Signature

**OFFICE USE ONLY**

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

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

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

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

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

Attachment to Application for Conditional Use Permit for Sebrell Hunt Club, Inc.:

Brief Description of Application Request:

The Sebrell Hunt Club, Inc., is requesting a conditional use permit for their property, which contains 2.02 acres and is located at 22357 Rosedale Road and is currently zoned A-1, under § 18.2-518 of the Southampton County Code for an 8-trailer campground or camping area. This section handles campgrounds or camping areas. Sebrell Hunt Club is requesting that a total of 8 trailers, which are movable trailers, be allowed to be used during archery and gun season for deer hunting, the spring gobbler season and all scheduled Sebrell Hunt Club work parties. There will be no waste water activities whatsoever or water hook-ups to the 8 trailers. There will be no use of these trailers any time other than Sebrell Hunt Club related activities including hunting and work parties. The main clubhouse has an approved septic system. The septic tank was replaced in 1997. The tank capacity is 1,000 gallons and is currently meeting all Health Department standards.

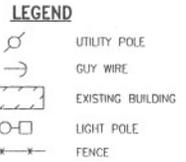
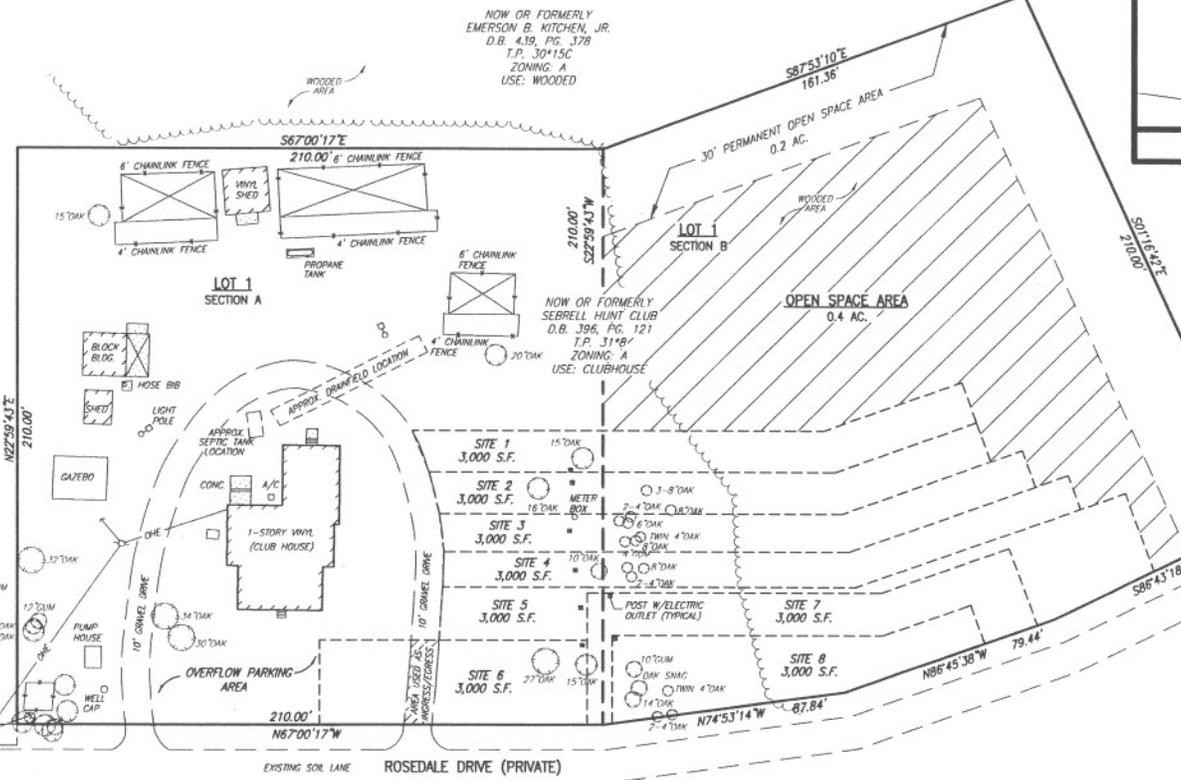
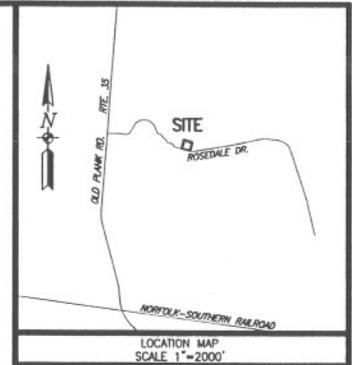


## PROFFER STATEMENT

Sebrell Hunt Club, Inc., is a hunt club that has been hunting in the community since the 1950's. It has a total of 40 members. Sebrell Hunt Club is located on 2.02 acres of land owned by Sebrell Hunt Club, Inc., a Virginia corporation. It is surrounded by a farm owned by Mr. Emerson Kitchen and Mr. Ben Kitchen. Both Emerson and Ben Kitchen approved the use of these trailers on their land in the middle of their farm. The location of this club on 2.02 acres is a half mile off the main road on a private farm lane. This land meets the Southampton County's minimum requirement of 2 acres for a trailer park. These trailers have been used off and on since the conception of the Sebrell Hunt Club in the early 1950's, but the trailers have only remained on the club property permanently since 1996. In 2003 club rules were changed to allow the total of 8 trailers. In this proffer statement, Sebrell Hunt Club is respectfully requesting the 8 trailers would be used only during valid hunting season and at any Club work party events. These work parties would consist of putting up tree stands and clearing work paths for the up-coming hunting season. The request for the trailers is that the trailers are only to be used during the deer archery and gun hunting season, the second weekend in October to the first weekend in January, as well as the spring gobbler season, and any scheduled Club weekend work parties in the spring and fall. Any other uses other than this specific request would be completely prohibited. There will be no wastewater use in these 8 trailers. All wastewater use would be limited to the main Sebrell Hunt Club clubhouse.

**SURVEY NOTES:**

1. SURVEY INFORMATION WAS TAKEN FROM SURVEY PERFORMED BY S.V. CAMP, III & ASSOCIATES, INC. DATED OCTOBER 20, 1994.
2. THIS MAP IS FOR EXHIBIT PURPOSES ONLY.
3. PROPOSED USE: 8 TRAILER SITES FOR SLEEPING QUARTERS



MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE



<b>CONDITIONAL USE PERMIT EXHIBIT</b>		<b>ART-RAY CORP.</b>	
FOR <b>SEBRELL HUNT CLUB</b>			
T.P. 31*8 SOUTHAMPTON COUNTY, VIRGINIA		ENGINEERING SURVEYING 1500 BREEZEPORT WAY, SUITE 400 SUFFOLK, VIRGINIA 23435 Office: 757.686.3345 Fax: 757.686.3348	
DRAWN: DMJ	DATE: 06/30/10	REVISIONS	
CHECKED: B.J.L.	SCALE: 1"=30'	1 - COUNTY COMMENTS DATED 7/7/10	
		REF:	SHEET NO.
		DOC#20061215000249740	1 OF 1
		DOC#2001061400008400	



COMMONWEALTH OF VIRGINIA  
WESTERN TIDEWATER ENVIRONMENTAL HEALTH DISTRICT  
SOUTHAMPTON COUNTY HEALTH DEPARTMENT

P.O. BOX 435  
COURTLAND, VIRGINIA, 23837  
757-653-3040

July 19, 2010

Jack T. Randall  
Stallings & Bischoff P.C.  
143 North Main Street  
Suffolk, Virginia 23434-4507

**RE: Comments on Sebrell Hunt Club**  
**Location: 22357 Rosedale Road**  
**Tax Map: 31-8**

Dear Mr. Randall:

In response to your request, currently Sebrell Hunt Club has an approved septic system with a tank capacity of 1,000 gallons and a drainfield with 450 square feet. The system seems to be in good working order and in need of no repair at this time.

Therefore if Sebrell Hunt Club obtains a conditional use permit from Southampton County to locate 8 camping trailers on their property the Southampton County Health Department would not regulate or inspect under our campground regulations, as long as there are no water and/or sewer hookups to the proposed trailer sites. Any water or wastewater use would have to be done in the current Sebrell Hunt Club building.

If this office may be of further service to you regarding your request, please let us know.

Sincerely,

A handwritten signature in cursive script that reads 'Brandon C. Applewhite'.

Brandon Applewhite  
Environmental Health Supervisor  
Western Tidewater Health District

**AFFIDAVIT**

I, Susan H. Wright, hereby certify that I have sent by first class mail one copy each of the attached notices of public hearings to all adjacent property owners listed hereinbelow pursuant to Section 15.2-2204, Code of Virginia, 1950 as amended.

**STATE OF VIRGINIA**

**COUNTY OF SOUTHAMPTON, to-wit:**

This day, Susan H. Wright appeared before me, Julia G. Williams, a Notary Public for the County of Southampton and being duly sworn, deposed and said that the above certification is true and correct.

Taken, subscribed and sworn to me this 10th day of September 20 10.

My Commission Expires: November 30 20 10.

Julia G. Williams  
Notary Public

Tax Map/Parcel #

Name/Address of Adjacent Property Owner

see attached



**SOUTHAMPTON COUNTY**  
**Board of Supervisors**  
**Notice of Public Hearing**

Notice is hereby given pursuant to Section 15.2-2204 of the Code of Virginia, 1950, as amended that the Southampton County Board of Supervisors will hold a public hearing on Monday, September 27, 2010 at 7:00 p.m., or as soon thereafter as may be heard, in the Board Room of the Southampton County Office Center at 26022 Administration Center Drive in Courtland, Virginia to consider the following:

- 1) Request by Jack Randall, applicant, on behalf of Sebrell Hunt Club, Inc., owner, for a Conditional Use Permit to operate a campground on property with the zoning designation of A-1, Agricultural. The tract is located on the north side of Rosedale Drive (private road) east of its intersection with Old Plank Road (Rt. 35). The site is approximately 2.02 acres in size and the site address is 22357 Rosedale Drive. The property is known as Tax Parcel 31-8 and is located in the Capron Voting District and the Capron Magisterial District.
- 2) A resolution in support of legislation to extend the State Scenic River designation for the Nottoway River from its current terminus at Cary's Bridge (State Route 653) to its confluence with the Blackwater River at the North Carolina Line. The legislation effectively designates a total of 72.5 miles of the Nottoway River, from Route 40 at Stony Creek to the North Carolina line, as a component of the Virginia Scenic Rivers System.

Copies of items associated with matters referenced herein above are on file and available for public inspection in the County Administrator's office, 26022 Administration Center Drive, Courtland, Virginia during normal office hours of 8:30 a.m. to 5:00 p.m., Monday through Friday.

Any person desiring to be heard in favor of or in opposition to any of these matters may appear at the time and place referenced herein above and make his or her comments to the Board of Supervisors.

The hearing is held at a public facility designed to be accessible to persons with disabilities. Any persons with questions on the accessibility of the facility or need for reasonable accommodations should contact Michael W. Johnson, Clerk, at (757) 653-3015. Persons needing interpreter services for the deaf must notify Mr. Johnson at least seven (7) days in advance of the hearing.

Southampton County Board of Supervisors  
Michael W. Johnson, Clerk

**Mailing list Sebrell Hunt Club CUP**

**Applicant**

Jack Randall, Attorney for Sebrell Hunt Club  
c/o 3323 Matoaka Road  
Suffolk, VA 23434

**Owner (per application)**

Sebrell Hunt Club, Inc.  
c/o Arlan Ferguson  
3323 Matoaka Road  
Suffolk, VA 23434

**Owner (per GIS)**

Sebrell Hunt Club  
1100 Milissa Court  
Virginia Beach, VA 23464  
TP 31-8

**Abutting property owners**

Emerson B. Kitchen, Jr.  
16283 Plank Road  
Courtland, VA 23837  
TP 30-15C

Emerson B. Kitchen, Jr.  
16486 Carys Bridge Road  
Courtland, VA 23837  
TP 31-7