

**A. COMPREHENSIVE PLAN AMENDMENT
ANTHONY W. AUSTIN**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 Anthony Austin, owner, requesting a change in the Comprehensive Plan designation from Agriculture/Forestry/Open Space/Rural Residential to Commercial for approximately 0.5 acres of a 1.505 acre tract. The parent tract is located on Barrow Road (Rt. 658) approximately 1,500 feet west of its intersection with Meherrin Road (Rt. 35). The property address is 22419 Barrow Road, Capron, VA 23829. The applicant seeks to establish the Austin Cycle Company on the site, using an existing garage building. The residential use on the remainder of the site would remain. The property is know as Tax Parcel 74-8C 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 April 10 and April 17, 2011 and all adjacent property owners were notified in writing by first class mail as required by law.

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

MOTION REQUIRED: A motion is required to accept the Planning Commission recommendation and amend the Comprehensive Plan.

CPA 2011:01

Anthony W. Austin, owner

Application Request: Comprehensive Plan Amendment

IDENTIFICATION AND LOCATION INFORMATION

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

Requested Plan
Designation: Commercial

Current Zoning: A-1, Agricultural

Acreage: Parent parcel - 1.505 acres
Area proposed for amendment - 0.5 acres MOL

Proposed Use: Automotive/truck/ATV/motorcycle/farm equipment
repairs, tires and muffler sales and installation

Tax Map No.: 74-8C

Location: 22419 Barrow Road, Capron. The tract is on the north
side of Barrow Road (Rte 658) approximately 1,500 feet
west of its intersection with Meherrin Road (US 35).

Magisterial District: Capron

Voting District: Capron

Adjacent Plan
designations: North: Agriculture/Forestry/Open Space/Rural
Residential
South: Ag/Forestry/OS/RR
East: Ag/Forestry/OS/RR
West: Ag/Forestry/OS/RR

Adjacent Land Use: North: Agriculture
South: Agriculture
East: Agriculture
West: Applicant's residence, agriculture

LAND USE ANALYSIS

Overview

The property is in the Capron area. The applicant seeks to amend the Comprehensive Plan designation of approximately 0.5 acres of his 1.5 acre lot from Agriculture/Forestry/Open Space/Rural Residential to Commercial so as to be able to use an existing garage on site for his business that is now located in Courtland, the Austin Cycle Company. He plans to provide automobile, motorcycle, ATV, truck, lawnmower, and farm equipment repairs, and sell and install mufflers and tires. 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

The property in whole is now used as a residence with a detached shop/garage building. The applicant will continue to use the residence, and the current garage/shop will be used for the planned business. The property is fairly flat, and surrounded by agricultural uses.

Transportation

The property is accessed by Barrow Road, a two-lane State maintained secondary roadway. One driveway from Barrow Road serves both the residence and the garage/shop building. Southampton County has forwarded the request to VDOT for review and comment.

Environmental

A survey provided by the applicant indicates that the property is not within a flood zone. The property is now being used as a residence and therefore has been cleared of vegetation except for a wooded area at the rear of the parcel.

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 size of the requested amendment, a half-acre, may not permit a business of a size large enough to negatively impact the surrounding agricultural properties.

