

Map, March 1964

W. J. EDWARDS  
DB. 350 PG. 225

Large Red Oak

HEDGECOCK

Form Pole

W. J. EDWARDS  
DB. 351 PG. 227

HUX FARMS, INC.  
DB. 134 PG. 104

North Carolina  
Halifax County

I hereby certify that this map was drawn from an actual survey made by me during the month of March 1964 and during the month of May 1982; that the error of closure as calculated by latitudes and departures is 1/14000+; that the same was prepared in accordance with G. S. 47-30 as amended.

Witness my hand and seal this  
17th day of May 1982  
J. C. Shaurin  
P. E. & Surveyor

Subscribed and sworn to before me  
this 17th day of MAY 1982  
Carolyn J. Atkins  
Notary Public

My commission expires Apr 3 1986

## TRACT 2

90.86 ACRES

EDWIN BRANCH

BRANCH

WELDON R. THOMAS  
DB. 62 PG. 41, 42, 43

NORMAN L. DAVIS, JR.  
DB. 102 PG. 113

NORMAN L. DAVIS  
2.64 ACRES

WILLIAM ARTIS  
DB. 596 PG. 332

ROANOKE SHIRE  
HOLDING CORP.  
DB. 102 PG. 255

MORRIS WILLIAMS  
DB. 610 PG. 270

NORTH CAROLINA, HALIFAX COUNTY.  
The foregoing certificate of Carolyn J. Atkins  
a Notary Public of Halifax County is certified to be  
this 17th day of May, 1982.  
Recorded File 11 in Plat Book, Slide 97  
Travis S. Unsell, Register of Deeds, Halifax

### NOTE

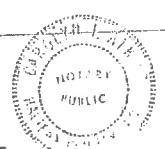
I. P. Denotes Iron Pipe.  
I. R. Denotes Iron Rod.

MAP SHOWING PROPERTY OF  
**R. G. BELL**  
WELDON TOWNSHIP, HALIFAX CO., N. C.

SCALE 1" = 200' MAY 15, 1982



J. C. Shaurin  
P. E. & Surveyor  
Roanoke Rapids, N. C.



1 field, 87 acres in Halifax County, NC

## Halifax County, NC

FIELD	ACRES	LOCATION	OWNER (LAST UPDATED)
	87.44	APN: 1200756	BENCHMARK COMMUNITY BANK (11/17/2017)



**ARTICLE X: PERMISSIBLE USES**  
*(Amended 7/9/2013, 4/15/14, 1/5/2016, 3/1/2016, 1/17/17)*

**Section 151-146     Use of the Designations P, C in Table of Permissible Uses.**

(a) Subject to Section 151-147, when used in connection with a particular use in the Table of Permissible Uses (Section 151-149), the letter "P" means that the use is permissible in the indicated zone with a zoning permit issued by the administrator. The letter "C" means a conditional use permit must be obtained from the City Council.  
*(Amended 7/9/2013)*

(b) Use of the designation P, C for combination uses is explained in Section 151-155. *(Amended 7/9/2013)*

**Section 151-147     Board of Adjustment Jurisdiction Over Uses Otherwise Permissible With A Zoning Permit.**

Notwithstanding any other provisions of this article, whenever the Table of Permissible Uses (interpreted in the light of Section 151-146 and the other provisions of this article) provides that a use in a nonresidential zone is permissible with a zoning permit, a conditional use permit shall nevertheless be required if the administrator finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the administrator shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question. Activities subject to rights under the First Amendment of the United States Constitution are excepted from the provisions of this section.

**Section 151-148     Permissible Uses and Specific Exclusions.**

(a) The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district in the city's planning jurisdiction. Therefore, because the list of permissible uses set forth in Section 151-149 (Table of Permissible Uses) cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

(b) Notwithstanding subsection (a), all uses that are not listed in Section 151-149 (Table of Permissible Uses), even given the liberal interpretation mandated by subsection (a), are prohibited. Nor shall Section 151-149 (Table of Permissible Uses)

be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts.

(c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the State Fire Prevention Code.
- (2) Rendering plants.
- (3) Use of a travel trailer as a residence.

(d) If a use is not specifically listed in any of the districts listed in this Ordinance, then the Land Use Administrator shall have the authority to interpret in which district the use, if any, should be permitted. *(Amended 7/9/2013)*

**Section 151-149 Table of Permissible Uses.***(Amended 7/9/2013, 1/5/2016, 3/1/2016, 1/17/17)*

The following Table of Permissible Uses should be read in close conjunction with the definitions of terms set forth in Section 151-15 and the other interpretative provisions set forth in this article. See general/miscellaneous notes 151-150 to 151-158.

Uses permitted in the Entertainment Overlay District are identified in Section 151-363 and are supplemental to this section, District B-4.

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
<b>1.000 RESIDENTIAL</b>																
1.100 Single family residences																
1.110 Other than mobile homes	P	P	P	P	P	P										
1.111 2nd floor dwelling above commercial use								P								
1.120 Mobile Homes																
1.121 Class A	P					P										
1.122 Class B	P															
1.123 Class BB	P					P										
1.130 Single-family residence with accessory apartment	C	C	C	C	C	C										
1.200 Two-family residences																
1.210 Duplex				C	C		P			P						
1.220 Two-family conversion					C		P			P						



	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
1.300 Multi-family residences																
1.310 Other than mobile home parks							P	C		P						
1.320 Mobile home parks							C									151-164
1.330 Townhouse Development							P									151-158
1.340 Multi-family conversion							P			P						
1.400 Homes emphasizing special services, treatment or supervision																
1.410 Family care homes	P	P	P	P	P	P	P									151-163
1.420 Nursing care, intermediate care homes				C	C	C	C			P						
1.430 Family child care homes				C	C	C	C			P						
1.440 Family foster homes				C	C	C	C			P						
1.450 Halfway houses							C									
1.460 Therapeutic foster home				C	C	C				P						
1.500 Miscellaneous Rooms for Rent Situations																
1.510 Rooming houses, boarding houses							C									
1.520 Tourist homes and other temporary residences renting by the day or week	C	C	C	C	C	C	C			C						
1.530 Hotels, motels and similar business or institutions providing overnight accommodations											P					151-170
1.600 Temporary Emergency, Construction and Repair Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P		151-161
1.700 Home occupations	P	P	P	P	P	P										
1.800 Planned residential developments							C									151-156
<b>2.000 SALES AND RENTAL OF GOODS, MERCHANDISE AND EQUIPMENT</b>																
2.100 No storage or display of goods outside fully enclosed building																
2.111 Miscellaneous								P	P		P	P				
2.112 ABC stores								P	P		P		P	P		
2.113 Convenience stores								P	P		P	P				
2.120 Low volume traffic generation								P	P		P	P				
2.130 Wholesale sales								P			P		P	P		

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
2.140 High volume traffic generation								P	P		P	P	P	P		
2.200 Storage and display of goods outside fully enclosed building																
2.210 High volume traffic generation											P					
2.220 Low volume traffic generation											P					
2.230 Wholesale sales											P		P	P		
<b>3.000 OFFICE, CLERICAL, RESEARCH AND SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE</b>																
3.100 All operations conducted entirely within fully enclosed building																
3.110 Operations designed to attract and serve customers or clients on the premises such as the offices of attorneys, realtors, other professions, insurance and stockbrokers, travel agents, government office buildings, etc.								P	P	P	P	P				
3.120 Operations designed to attract little or no customer or client traffic other than employees operating the principal use								P	P	P	P	P	P	P		
3.130 Office or clinics of physicians or dentist								P	P	P	P	P				
3.140 Operation such as or similar to a substance abuse treatment center that provides counseling and staff to meet minimum medical needs for individuals. Does not involve facilities to house clients.								P	P	P	P	P				
3.200 Operations conducted within or outside fully enclosed building																

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
3.210 Operations designed to attract and serve customers or clients on the premises											P					
3.220 Operations designed to attract little or no customer traffic other than the employees of the entity operating the principal use											P		P	P		
3.230 Banks with drive-in windows								P	P	P	P		P	P		
<b>4.000 MANUFACTURING PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT</b>																
4.100 All operations conducted entirely within fully enclosed building								P	P		P	P	P	P		
4.200 Operations conducted within or outside fully enclosed building											P		P	P		
<b>5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES</b>																
5.100 Schools																
5.110 Elementary and secondary - including associated grounds and athletic and other facilities	P	P	P	P	P	P	P				P					
5.120 Trade or vocational school								P			P	P				
5.130 Colleges, universities, community colleges-including associated facilities such as dormitories, office buildings, athletic facilities, etc.	P	P	P	P	P	P	P									

		R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
5.200	Churches, synagogues and temples - including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings	C	C	C	C	C	C	C		C	P	P					
5.300	Libraries, museums, art galleries, art centers and similar uses -including associated educational and instructional activities								P	P		P					
5.310	Located within a building designed and previously occupied as a residence or within a building having a gross floor in excess of 3,500 square feet	C	C	C	C	C	C	C	P	P	C	P					
5.320	Located within any permissible structure								P	P		P					
5.400	Social fraternal clubs and lodges, union halls, and similar uses								P	C		P					
<b>6.000</b>	<b>RECREATIONAL, AMUSEMENT, ENTERTAINMENT</b>																
6.100	Activity conducted entirely within building or substantial structure																
6.110	Bowling alley, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses								C	C	P	P					
6.120	Movie theaters								C			P					
6.130	Coliseums, stadiums and all other facilities listed in the classification designed to seat or accommodate simultaneously more than 1,000 people											C		C	C		
6.140	Multi-use facility providing offices, counseling related activities, and non-profit related youth and/or senior citizen activities.								P	C	C	P					



	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
6.200 Activity Conducted Primarily Outside Enclosed Buildings or Structures																
6.210 Privately owned outdoor recreational facilities such as golf and country clubs, swimming or tennis clubs, etc., not constructed pursuant to a permit authorizing the construction of some residential development	C	C														151-167
6.220 Publicly -owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school	P	P	P	P	P	P	P	P	P	P	P	P	P	P		151-167
6.230 Golf driving ranges not accessory to golf courses, miniature golf skateboard parks, water slides and similar uses	C	C									C					
6.240 Horseback riding stables -not constructed pursuant to a permit authorizing residential development	C	C														
6.250 Automobile and motorcycle racing tracks														C		
6.260 Drive-in movie theaters													C	C		151-167
6.270 RV Parks											C					151-171
6.300 Electronic Gaming Operations											C		C			
<b>7.000 INSTITUTIONAL RESIDENCE OR CARE OR CONFINEMENT FACILITIES</b>																
7.100 Hospitals or other medical (including mental health) treatment facilities												P				
7.200 Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions																
7.210 Adult care home										P		P				
7.220 Adult day care program										P		P				
7.230 Assisted living residence										P		P				

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
7.240 Child care center										P		P				
7.250 Multi-unit assisted housing with services										P		P				
7.260 Nursing home										P		P				
7.270 Residential child-care facility										P		P				
7.300 Institutions-Other than Halfway Houses Where Mentally-Ill Persons are Confined										C		C				
7.400 Penal and correctional facilities														C		
<b>8.000 RESTAURANTS, BARS, NIGHTCLUBS</b>																
8.100 Restaurants								P	C*		P		P	P		*P to C 1-17-17 151-165
8.200 Bars								C			P		P	P		
8.300 Nightclubs								C			P		P	P		
<b>9.000 MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS</b>																
9.100 Motor vehicle sales or rentals; mobile home sales								P			P					
9.200 Motor vehicle parts and accessories without installation								P			P					
9.300 Motor vehicle repair and maintenance, not including substantial body work								C			P		P	P		
9.400 Motor vehicle painting and body work											C		P	P		
9.500 Gas sales								P	P		P		P	P		
9.600 Car wash								P	P		P					
<b>10.000 STORAGE AND PARKING</b>																
10.100 Automobile parking garages or parking lots not located on a lot on which there is located another principal use to which the parking is related								P			P	P	P	P		

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
10.200 Storage of goods not related to sale or use of those goods on the same lot where they are stored																
10.210 All storage within completely enclosed structure, including mini-storage								C	C		P		P	P		151-170
10.220 Storage inside or outside completely enclosed structure											P		P	P		
10.300 Parking of vehicles or storage of equipment outside enclosed structure where: i. vehicles or equipment are owned by the person making use of the lot, and ii. parking or storage is more than a minor and incidental part of the overall use made of the lot											C		P	P		
<b>11.000 SCRAP MATERIALS SALVAGE YARDS, JUNK YARDS, AUTOMOBILE GRAVE YARDS</b>														C		
<b>12.000 SERVICES AND ENTERPRISES RELATED TO ANIMALS</b>											P		P	P		
<b>13.000 EMERGENCY SERVICES</b>																
13.100 Police stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
13.200 Fire stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
13.300 Rescue squad, ambulance center								P	P	P	P	P	P	P		
13.400 Civil defense operation								P			P		P	P		
13.500 Training facilities																
13.510 Activity conducted entirely within fully enclosed building											P	P	P	P		
13.520 Activity conducted within or outside fully closed building											C	C	C	C		

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
<b>14.000 AGRICULTURAL, SILVICULTURAL, MINING QUARRYING OPERATIONS</b>																
14.100 Agricultural operations, farming																
14.110 Excluding livestock	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
14.120 Including livestock	C															
14.200 Silvicultural operations	C															
14.300 Mining or quarrying operations, including on-site sales of products														C		
14.400 Reclamation landfill														C		
<b>15.000 MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES</b>																
15.100 Post office								P	P	P	P		P	P		
15.200 Airport														P		
15.300 Sanitary landfill														C		
15.400 Military reserve, national guard centers											P		P	P		
<b>16.000 DRY CLEANER, LAUNDROMAT</b>								P	P		P		P	P		
<b>17.000 UTILITY FACILITIES</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
<b>18.000 TOWERS AND RELATED STRUCTURES</b>																
18.100 Towers and antennas fifty feet in height or less	P	P						C	P	P	P	P	P	P		
18.200 Towers and antennas more than fifty feet in height	C							C	C	C	C	C	C	C		
<b>19.000 OPEN AIR MARKETS AND HORTICULTURAL SALES</b>	C	C						P	P		P					

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
<b>20.000 FUNERAL HOMES</b>								P	C	C	P	P				
<b>21.000 CEMETERY AND CREMATORIUM</b>																
21.100 Cemetery	C	C														
21.200 Crematorium														C		
<b>22.000 NURSERY SCHOOLS, DAY CARE CENTERS</b>	C	C	C	C	C	C	C	C	P	C	P	P	P	P		
<b>23.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON- RECURRING PURPOSE</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P		151-161
<b>24.000TRANSPORTATION FACILITIES</b>																
24.100 Bus stations								P	C		P		P	P		
24.200 Train stations								P	C		P		P	P		
24.300 Taxi stands								P	C	C	P		P	P		
<b>25.000 COMMERCIAL GREENHOUSE OPERATIONS</b>	C	C									P		P	P		
<b>26.000 SPECIAL EVENTS</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P		151-162
<b>27.000 OFF PREMISE SIGNS</b>										C						
<b>28.000 SUBDIVISIONS</b>																
28.100 Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
28.200 Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>29.000 COMBINATION USES</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P		151-154
	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
<b>30.000 PLANNED UNIT DEVELOPMENTS</b>															C	151-155
<b>31.000 ENERGY- RELATED FACILITIES</b>																
31.100 Solar Energy Generating Facility, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	151-172
31.200 Wind Energy Generating Facility, Accessory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	151-173
31.300 Solar Farm											C		C	C		151-174
31.400 Wind Farm													C	C		151-175

	R-40	R-20	R-12	R-8	R-6	R-5	R-3	B-1	B-2	B-3	B-4	B-5	I-1	I-2	PUD	Reference
<b>32.000 ADULT ESTABLISHMENTS</b>													C	C		151-166

Section 151-150 Accessory Uses.

(a) The Table of Permissible Uses (Section 151-149) classifies different principal uses according to their different impacts. Whenever an activity (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multi-family development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development, would require a conditional use permit (use classification 6.210).

(b) For purposes of interpreting subsection (a):

- (1) A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;
- (2) To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.

(c) Without limiting the generality of subsections (a) and (b), the following activities are specifically regarded as accessory to residential principal uses so long as they satisfy the general criteria set forth above:

- (1) Offices or studios within an enclosed building and used by an occupant of a residence located on the same lot as such building to carry on administrative or artistic activities of a commercial nature, so long as such activities do not fall within the definition of a home occupation.
- (2) Hobbies or recreational activities of a non-commercial nature.



(d) Without limiting the generality of subsections (a) and (b), the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.

- (1) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
- (2) Parking outside a substantially enclosed structure of more than four motor vehicles between the front building line of the principal building and the street on any lot used for purposes that fall within the following principal use classifications: 1.100, 1.200, 1.420, or 1.430.
- (3) The parking and or storage of motorized and nonmotorized vehicles in excess of 10,000 pounds gross vehicle weight, tractor trailers and semi-trailers (in tow or detached) in all residential districts except for loading and unloading purposes. No tractor trailer or semi-trailer shall be allowed to be used as a storage facility or accessory building in any residential district. Nothing herein shall be construed as to prohibit the parking and/or storage of personal utility trailers and recreation vehicles including but not limited to homes, vans, campers, travel trailers, in residential districts. *(Amended 4/15/2014)*

(e) Uses and/or structures classified as accessory to principal permitted uses in residential and commercial districts shall be permissible only on parcels of land on which a primary use or structure exists and therefore are not permissible on previously vacant parcels of property, except on parcels considered to be for bonafide farming and agricultural operations (i.e. barn).

(f) Without limiting the generality of the sections (a) and (b), a managers residence or security residence is specifically regarded as accessory to commercial mini-storage warehouse facilities and hotels and motels and shall be subject to the requirements of Article XI Supplementary Use Regulations, Section 151-169 Managers or Security Residence.

(g) Within the Entertainment Overlay District, electronic gaming operations are allowed as an accessory use to a performing arts and music theater, subject to the following conditions:

- (1) The electronic gaming operation shall not occupy more than 10% of the total gross enclosed floor area of the performing arts and music theater building in which the electronic gaming operation is conducted as an accessory use.
- (2) The accessory use electronic gaming operation must be separated

from the auditorium areas of the performing arts and music theater.

Section 151-151 Permissible Uses Not Requiring Permits.

Notwithstanding any other provisions of this chapter, no zoning or conditional use permit is necessary for the following uses:

- (a) Streets;
- (b) Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right of way.

Section 151-152 Change in Use.

(a) A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever:

- (1) The change involves a change from one principal use category to another.
- (2) If the original use is a combination use (29.000) or planned unit development (30.000), the relative proportion of space devoted to the individual principal uses that comprise the combination use or planned unit development use changes to such an extent that the parking requirements for the overall uses are altered.
- (3) If the original use is a combination use or planned unit development use, the mixture of types of individual principal uses that comprise the combination use or planned unit development use changes.
- (4) If the original use is planned residential development, the relative proportions of single-family dwelling units and multi-family dwelling units change.
- (5) If there is only one business or enterprise conducted on the lot (regardless of whether that business or enterprise consists of one individual principal use or a combination use), and that business or enterprise moves out and a different type of enterprise moves in (even though the new business or enterprise may be classified under the same principal use or combination use category as the previous type of business), then it constitutes a change in use. For example, if there is only one building on a lot and a florist shop that is the sole tenant of that building moves out and is replaced by a clothing store, that constitutes a change in use even though both

tenants fall within principal use classification 2.110. However, if the florist shop were replaced by another florist shop, that would not constitute a change in use since the type of business or enterprise would not have changed. Moreover, if the florist shop moved out of a rented space in a shopping center and was replaced by a clothing store, that would not constitute a change in use since there is more than one business on the lot and the essential character of the activity conducted on that lot (shopping center--combination use) has not changed.

- (6) A mobile home is removed and replaced by a mobile home. (See Section 151-126 (e).)

(b) A mere change in the status of property from unoccupied to occupied or vice-versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than 180 consecutive days or has been abandoned.

(c) A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.

#### Section 151-153    Developments in the B-5 Zoning District.

The 2.000, 3.000 and 4.000 classifications in the Table of Permissible Uses are written in very broad terms. However, it is the intention of this chapter that uses described in those classifications are permissible in an area zoned B-5 only when the particular use is in accordance with the objectives of the B-5 zoning district set forth in Section 151-136. For example, doctors and dentists offices, physical therapists offices, retail florist shops, small pharmacies, and businesses selling or fitting hearing aids, wheelchairs, etc. are permitted.

#### Section 151-154    Combination Uses.

(a) When a combination use comprises two or more principal uses that require different types of permits (zoning or conditional use), then the permit authorizing the combination use shall be:

- (1) A conditional use permit if any of the principal uses combined requires a conditional use permit.
- (2) A zoning permit in all other cases.

This is indicated in the Table of Permissible Uses by the designation "P,S,C" in

## **ARTICLE XXIV: OVERLAY DISTRICTS (Adopted May 24, 2005)**

### **Part I. Entertainment Overlay District**

#### **Section 151-362 Entertainment Overlay District Purpose and Intent.**

The Roanoke Rapids City Council finds that Roanoke Rapids is rich in natural scenic beauty within its planning jurisdiction. The City also strives to enhance the continued development of its commercial areas. The City Council finds the general welfare will be served by orderly development within an Entertainment Overlay District (EOD) in a fashion which would preserve natural scenic beauty, and enhance trade, tourism, job creation, capital investment, and the general welfare within defined commercially zoned areas within the City and its surrounding area. The Council therefore establishes these regulations designated herein as "Entertainment Overlay Districts" to further those objectives while encouraging the orderly development of land within the City. The establishment of Entertainment Overlay Districts will serve to protect health, safety and environmental quality for persons and property within and adjacent to areas specifically suited to development for commercial entertainment purposes. The provisions contained herein shall be used to define acceptable and appropriate use, space, and activity relationships between adjacent sites so that the area's importance as a regional entertainment venue may be realized.

The Entertainment Overlay District (EOD) is unique within the Roanoke Rapids planning jurisdiction and allows uses not permitted in other zoning districts.

#### **Section 151-363 Entertainment Overlay District.**

- (1) Location of EOD: An entertainment overlay district may be located over any B-4 business zoning district within the zoning jurisdiction of the City of Roanoke Rapids upon approval of City Council. Upon adoption, the area encompassed will be shown on the official zoning map maintained in the City Planning Department.
- (2) Permits Required: Within the Entertainment Overlay District, all developments shall be required to submit a site plan and receive subdivision plat approval pursuant to other provisions of the Land Use Ordinance prior to the issuance of building permits.
- (3) Lot Dimensional Requirements: All dimensional requirements, including minimum lot area and minimum lot width requirements are established in the underlying zones.
- (4) Maximum Building Height: The required building height requirements shall be

as set forth in the underlying zones.

- (5) Minimum Building Setback Requirements: The required building setback requirements shall be as set forth in the underlying zones.
- (6) Buffering and Screening: The required buffering and screening requirements shall be as set forth in the underlying zones.
- (7) Sign Regulations: See Article XVII of this Ordinance.
  - (a) All signs shall comply with the requirements of the underlying commercial zone setbacks.
- (8) Permitted Uses:
  - (a) The following uses are the only uses permitted in the Entertainment Overlay District as indicated by an (X) under the applicable column:

Table of Permitted Uses in the Entertainment Overlay District				
Use	By Right	By Special Use Permit	By Conditional Use Permit	
ABC stores	X			
Accessory Uses	X			
Antiques	X			
Arcades	X			
Art galleries	X			
Arts & craft shops	X			
Athletic fields	X			
Aquariums	X			
Bakeries	X			
Banks	X			
Bars	X			
Boating	X			
Book stores	X			
Bowling alleys	X			
Bumper cars	X			
Bungee jumps	X			
Candy, ice cream, etc. shops	X			
Car washes	X			
Clothing shops	X			
Coliseums & Stadiums		X		
Comedy club	X			
Convenient marts	X			
Department stores	X			
Dwellings, multi-family residence		X		
Fuel sales	X			
Gift shops	X			

Table of Permitted Uses in the Entertainment Overlay District				
Use	By Right	By Special Use Permit	By Conditional Permit	Use
Golf courses	X			
Golf, miniature	X			
Hobby & game shops	X			
Hotels	X			
Home furnishings	X			
Jewelry shops	X			
Libraries	X			
Motels	X			
Motor vehicle raceway			X	
Movie theaters	X			
Multi-use outdoor recreation facility			X	
Museums	X			
Nightclubs	X			
Parks	X			
Parks – RV	X			
Parks – water	X			
Pharmacies	X			
Photography studios	X			
Public buildings/services	X			
Restaurants	X			
Roller coasters	X			
Signs, off premises		X		
Signs, on premises	X			
Skateboard parks	X			
Skating rinks	X			
Special events	X			
Specialty food shops	X			
Subdivisions – major		X		
Subdivisions – minor	X			
Swimming pools	X			
Tennis, racquetball, etc. courts	X			
Theaters – drive-in	X			
Theaters – dinner	X			
Theaters – movie	X			
<b>Theaters – outdoor amphitheater</b>	X			
<b>Theaters – performing arts &amp; music</b>	X			
Towers – less than 50'	X			
Towers – greater than 50'		X		
Transportation facilities		X		
Urgent care facilities	X			
Utilities – public	X			
<b>Vehicle sales – recreation vehicles</b>	X			
<b>Winery/Distillery</b>	X			

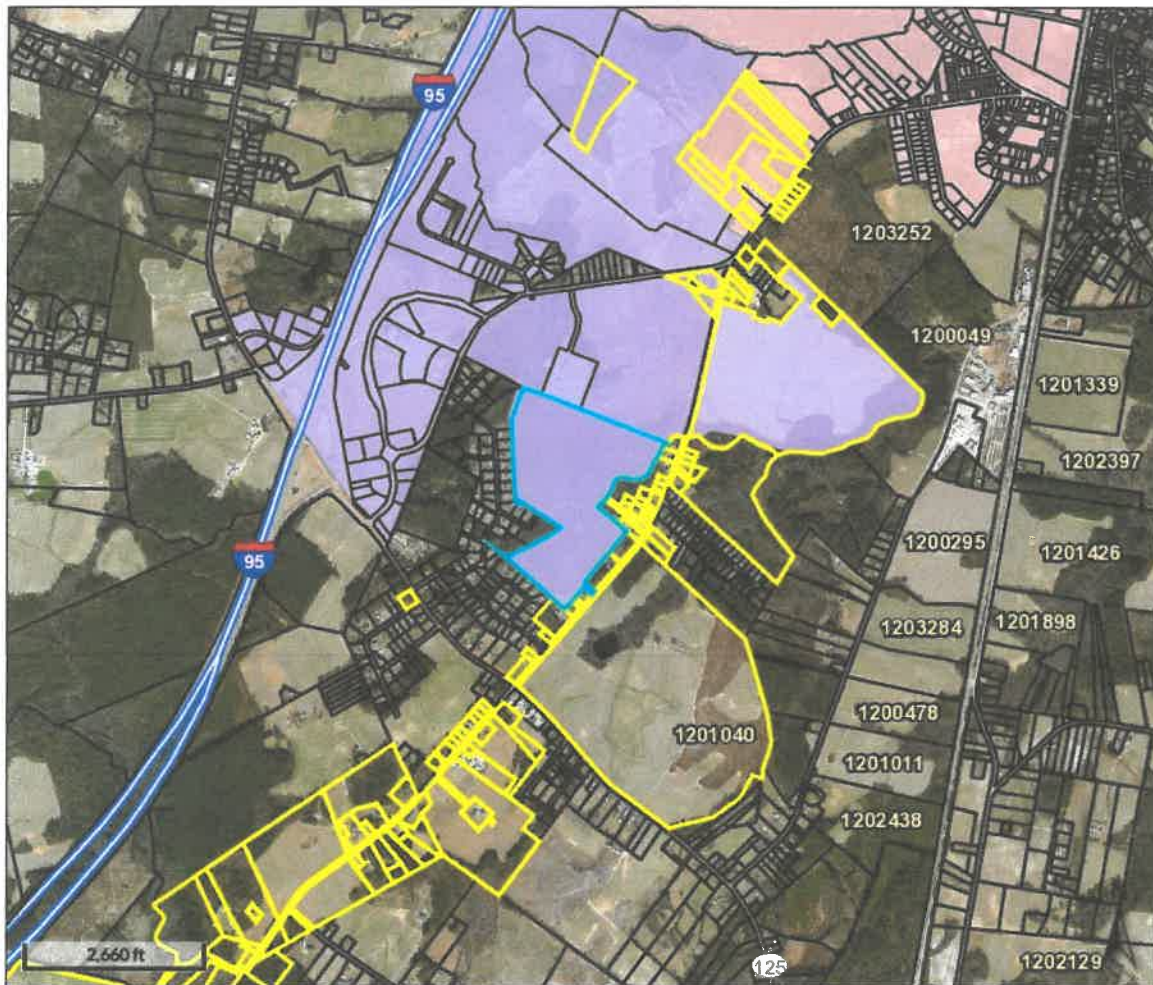


(9) Prohibited Uses: The following uses are explicitly prohibited:

- truck terminals
- mobile home parks
- manufactured housing and/or mobile home sales lots
- scrap material salvage yards, junkyards, automobile graveyards
- sanitary (reclamation) landfill, transfer station and other solid waste collection or disposal facility
- body shops and motor vehicle repair shops
- storage of radioactive or otherwise hazardous wastes
- outside kennels

(10) Underground Utilities: All electric power lines, (not to include transformers or enclosures containing electrical equipment including, but not limited to, switches, meters or capacitors which may be pad mounted), telephone, gas distribution, cable television and other telecommunications lines in Entertainment Overlay Districts are encouraged to be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the City's design standards and construction specifications.

Section 151-364 through 151-366 Reserved.



#### Overview



#### Legend

-  Parcels
-  Roads
- City Limits**
  -  Enfield
  -  Halifax
  -  Hobgood
  -  Littleton
  -  Roanoke Rapids
  -  Scotland Neck
  -  Weldon

<b>Parcel ID</b>	1200756	<b>Class</b>	C	<b>Owner</b>	BENCHMARK	<b>Last 2 Sales</b>			
<b>Alternate ID</b>	4906-01-27-9139	<b>Acreage</b>	90.86	<b>Address</b>	COMMUNITY BANK	<b>Date</b>	<b>Price</b>	<b>Qual</b>	<b>Reason</b>
<b>Property Address</b>	AURELIAN SPRINGS RD	<b>Assessed Value</b>	\$686,900		ATTN; OREO PROCESSING	9/23/2011	\$500000	U	NOT VALIDATED
<b>Deed</b>	2358 / 240				PO BOX 569	10/24/2006	\$1054000	U	NOT VALIDATED
<b>Book/Page</b>					KENBRIDGE VA 23944				
<b>Brief</b>	AURELIAN SPRINGS RD DAVIS TRACT								
<b>Tax Description</b>	(Note: Not to be used on legal documents)								

Please note that parcel data is for the **2017 tax year**. In other words, the records reflect tax listing and recorded documents for the period between **January 1 and December 31, 2016**. Users of this website should understand that changes to official tax records may not be reflected on this website. This website is not a connection to the Halifax County Tax Office's "live" database and is updated each weekend. Numerous changes occur to the assessment database each day and will not be reflected online until the next update. Please call (252) 583-2121 for more information.

Date created: 4/26/2018  
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