

Site Characteristics

The subject site is located in Caroline County Virginia, identified as Tax Map 53, Parcels 8-1, 8-2, 8-3, and 8-4 (see “Site Map”, Attachment A). The parcels are located in Ladysmith, Virginia near the intersection of Bull Church Road (Route 633) and Ladysmith Road (Route 639). This site is bounded by a 23.76 acre densely treed parcel zoned rural preservation to the north, Bull Church Road (Route 633) to the east, Highway 95 north bound lanes to the west, and two 10.8 acre parcels zoned rural preservation to the south.

The site is approximately 44.6 acres and consists of four adjacent parcels. Parcel 8-1 is 12.19 acres zoned industrial, parcel 8-2 is 10.75 acres zoned rural preservation. Parcel 8-3 is 10.74 acres zoned rural reservation, and parcel 8-4 is 10.92 acres zoned rural preservation.

An existing overhead powerline runs east to west through the subject site. There are two existing access points to the property in the east along Bull Church Road (Route 633). The first is an existing dirt road entrance to the north-east and the second is also a dirt road entrance, which accesses parcel 8-4. The northern most property line appears to run along the centerline of a creek. The east and central portions of the site are open and clear of mature vegetation and also appear to be used as farmland. The north and east portions consist of trees and dense brush. This subject property also consists of rolling terrain and has one known existing structure in the north-west portion of the property.



Figure 1: Subject Site