

TRACT 1

304 PERMITTED USES

Uses permitted in all districts shall be in accordance with Table 304.1. In Table 304.1 "P" is a use permitted by right; "D" is a permitted use, but subject to additional development standards as specified in Section 504; "C" is a conditional use, allowed only with approval of the Board of Adjustment and subject to the standards of Section 606, and "S" is a special use, allowed only with approval of the Weldon Board of Commissioners, and subject to the standards of Section 606.

304.1 Table of Permitted Uses

USE	DISTRICTS													Reference		
	R40	R20	R10	R8	RMF	RMH	TR	CP	NB	HC	HB	O&I	I-1	Deff	Dev. Stand.	
Agricultural																
Farming	P								P	P	P		P			
Sale of farm product on property where produced	P								P	P	P		P			
Greenhouses, commercial	C												P	203.160		
Migrant Labor Camp	S															
Plant nurseries and related agricultural uses	P															
Cotton Gin													P			
Residential																
Bed & Breakfast	D	D	D	D	D	D	D	D	D	D	D	D	D	203.40	504.20	
Boarding Houses	S	S	S	S	S	S	S	S	S	S	S	S	S	203.45	504.24	
Dwellings, Single-family	P	P	P	P	P	P	P	P	P	P	P	P	P	203.90		
Dwellings, Two-family														203.95		
Dwellings, Multifamily									C	C				203.100	504.60	
Dwellings, Townhomes									D	D				203.320	504.60	
Manufactured Home, Class A	D				D									203.190	504.90	
Manufactured Homes, Class B					D									203.195	504.95	
Manufactured Home, Modular	P	P	P	P	P	P	P	P	P	P	P	P	P	203.200		
Manufactured Home Parks					S									203.205	504.100	
Education, Government & Institutional																
Armories													P			
Cemeteries	C	C	C	C	C	C	C	C	C	C	C	C	P	203.70	504.35	
Churches, temples, synagogues	D	D	D	D	D	D	D	D	D	D	D	D	D		504.40	

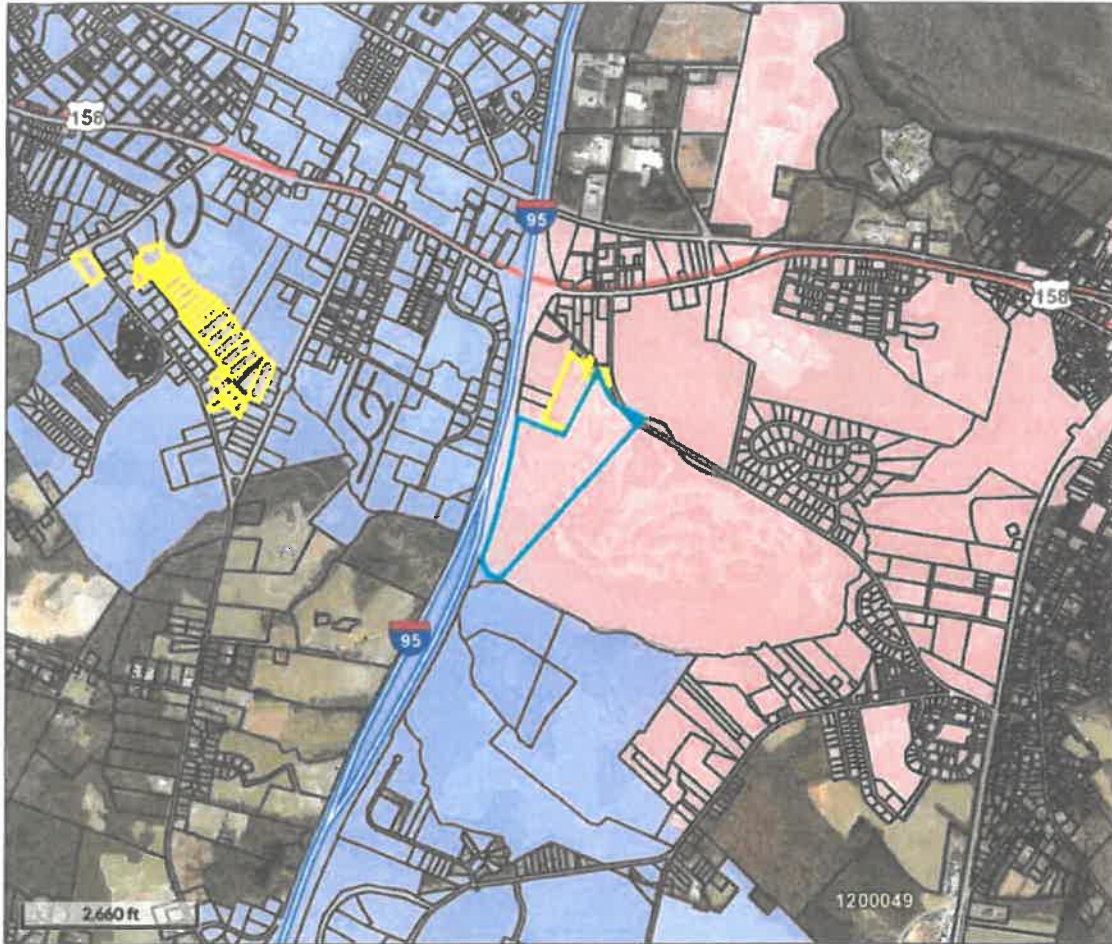
USE	DISTRICTS													Reference		
	R40	R20	R10	R8	RMF	RMH	TR	CB	NB	HC	HB	O&I	I-1	Deff#	Dev. Stand.	
Civic and fraternal organizations	C	C	C	C	C	C	C	P	P	P	P	P			504.45	
Colleges and universities	C							C	C	C	C	C	C			
Community centers	C	C	C	C	C	C	C	C	C	C	C	C	C			
Day care center	C	C	C	C	C	C	C	C	C	C	C	C	C	203.80	504.50	
Day Care, Home	C	C	C	C	C	C	C	C						203.85	504.55	
Family care homes	D	D	D	D	D	D	D							203.130	504.75	
Group homes	S				S									203.165		
Government offices								P	P	P	P	P	P			
Hospitals								P	P	P	P	P	P			
Libraries	C	C	C	C	C	C		P	P	P	P	P	P			
Museums	C	C	C	C	C	C	P	P	P	P	P	P	P			
Nursing homes					C			P	P	P	P	P	P			
Public Safety Stations (police, fire and rescue squad)	C	C	C	C	C	C	C	C	C	C	C	C	C			
Schools, elementary & secondary	C	C	C	C	C	C		C	C	C	C	C	C			
Schools, vocational								C	C	C	C	C	C			
Recreational																
Auditoriums / Civic Centers								C	C	C	C	C	C			
Amusement parks										S			S			
Campground (commercial)	C									P				203.60	504.30	
Campground (youth or organized groups)	C									P				203.65		
Nightclub								S		S					504.105	
Entertainment, Indoor									S	S		S			504.65	
Entertainment, Outdoor										C					504.70	
Parks, Municipal	P	P	P	P	P	P	P	P	P	P	P	P	P			
Playgrounds, Municipal	P	P	P	P	P	P	P	P	P	P	P	P	P			
Recreation Facility, Indoor	C	C	C	C	C	C	C	C	C	C	C	C	C	203.240		
Recreation Facility, Outdoor	C	C	C	C	C	C	C	C	C	C	C	C	C	203.245		
Business Professional & Personal Service																
Ambulance Service (non-emergency)										C	C	C	C			
Automotive Rental or Leasing									P	P	P	P	P			

USE	DISTRICTS													Reference		
	R40	R20	R10	R8	RMF	RMH	TR	CB	NB	HC	HB	O&I	I-1	Deff#	Dev. Stand.	
Automotive Repair Services									P	P	D		P		504.15	
Automotive Towing & Storage									P	P			P			
Banks, and other financial institutions including drive-in								P	P	P	P	P	P			
Car Washes									C	P	P		P			
Equipment Repair - Heavy									C	P	P	P	P	203.120		
Funeral Homes									C	P	P	P				
Hotel or Motel								D	P	P	P	P				
Kennels or Pet Grooming									P	P	P	P		203.175		
Laboratories for research and testing									C	C			C			
Offices – business, professional and public							D	P	P	P	P	P	P		504.135	
Personal Services							D	P	P	P	P	P		203.225	504.135	
Pest or Termite Control									P	P			P			
Photo-copying or Duplicating								P	P	P	P	P	P			
Photographic Studio							P	P	P	P	P	P	P			
Repair & Maintenance Shops (other)								P	P	P	P	P	P	203.250		
Septic Tank service													P			
Tattoo Parlor													P	203.300		
Taxidermy Shop										C			C			
Truck & Trailer Leasing													P			
Tire repair, recapping										P	C		P			
Upholstery shops									P	P	P		P			
Retail or Wholesale Sales																
ABC Store								P	P	P	P					
Air conditioning supplies and equipment										P	P				P	
Auto Accessories								P	P	P	P				P	
Bar								C			C					
Building materials and supplies										P					P	
Clay, stone, concrete, cement products										P					P	
Convenience Store w/Fuel Sales									P	P	P				P	
Convenience Store w/o Fuel								P	P	P	P				P	
Drug Stores with drive through										P	P				P	

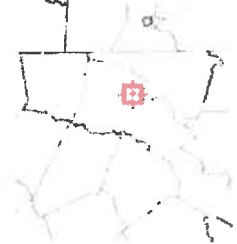
USE	DISTRICTS													Reference		
	R40	R20	R10	R8	RMF	RMH	TR	CB	NB	HC	HB	O&I	I-1	Def#	Dev. Stand.	
Drug Stores w/o drive through								P	P	P	P					
General Retail Uses <5,000 square feet							S	P	P	P	P			203.150	504.135	
General Retail Uses >5,000 square feet										C	C			203.155	504.85	
Electrical supplies and equipment								P		P	P		P			
Engineering supplies and equipment								P	P	P	P		P			
Farm equipment and supplies								P	P	P	P		P			
Farmers Market								P	P	P	P		P			
Flea Market, Indoor								P		P	P		P	203.135		
Flea Market, Outdoor										P	P		P	203.140		
Fuel Dealers										D	D		D		504.80	
Furniture, Wholesale								P	P	P	P		P			
Hardware, Wholesale								P		P	P		P			
Heavy Equipment Sales										P	P		P			
Leather goods, Wholesale								P		P	P		P			
Medical supplies and equipment								P		P	P		P			
Manufactured Home Sales										S			P			
Motor Vehicle Sales, new and used										P	P		P			
Office equipment and supplies								P	P	P	P		P			
Paint and wallpaper, wholesale								P		P	P		P			
Pawn Shops											P					
Petroleum, Bulk Storage											P		S		504.80	
Pets and pet supplies										P	P					
Recreational Vehicle Sales										P	P		P			
Restaurants (with drive-thru)										P	P			203.265		
Restaurants (without drive-thru)								P	P	P	P			203.260		
Service Station, Automobile Gasoline								C	P	P	P			203.277	504.107	
Shopping centers								S	S	C	C			203.280	504.110	
Social Facility							D	P	P	P	P	P		203.290	504.175	
Tea Room							D	P	P	P	P			203.305	504.175	
Truck Stops										C	C		C			
Manufacturing & Industrial Uses																
Asphalt Plant															S	
Auto accessories															P	

USE	DISTRICTS											Reference			
	R40	R20	R10	R8	RMF	RMH	TR	CB	NB	HC	HB	O&I	I-1	Def#	Dev. Stand.
Bottling Plants													P		
Clay, stone, concrete, cement													S		
Chemicals													S		
Cotton													P		
Dairies	C												P		
Electrical equipment and supplies													P		
Farm equipment													P		
Fertilizer													S		
Food and beverage excluding meat, poultry, vinegar, yeast									P				P		
Food and beverage													S		
Furniture													P		
Glass, glassware, china, pottery													P		
Hardware, machinery, appliance													P		
Ice													P		
Landfill, Demolition & Debris													S		
Landfill, Sanitary													S		
Leather and leather products													S		
Machine shops													P		
Medical supplies													P		
Metal and wood													P		
Manufactured home, manufacturing													P		
Musical instruments													P		
Office equipment													P		
Optical, scientific, jewelry and clocks													P		
Other Operations, outdoor													S		
Paint													S		
Pharmaceutical													S		
Plumbing and air conditioning equipment													P		
Printing Plants, newspaper and publishers										C			P		
Storage and Salvage Yard, outdoor													S	504.115	
Textile and apparel													P		
Woodworking shops, provided all major operations are conducted										P			P		

USE	DISTRICTS													Reference		
	R40	R20	R10	R8	RMF	RMH	TR	CB	NB	HC	HB	O&I	I-1	De##	Dev. Stand.	
Repair Services, Accessory to Retail																
Signs in accordance with Article V	P	P	P	P	P	P	P	P	P	P	P	P	P			
Temporary Events	D	D	D	D	D	D	D	D	D	D	D	D	D	203.310	504.125	
Temporary Uses								C	C	C	C	C	C	203.315	504.130	



Overview



Legend

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

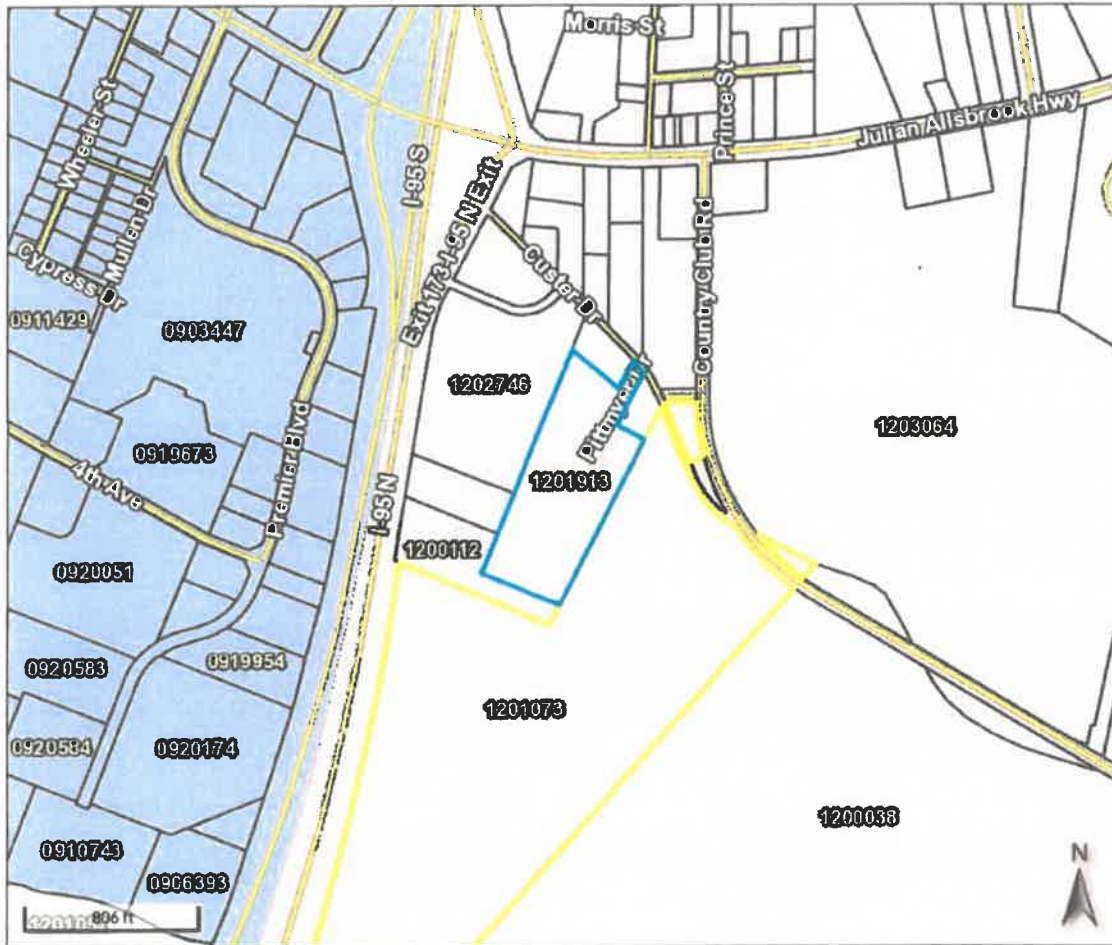
Parcel ID	1201073	Class	C	Owner	BENCHMARK	Last 2 Sales		
Alternate ID	4907-10-35-4890	Acreage	63.9	Address	COMMUNITY BANK	Date	Price	Qual Reason
Property Address	269 COUNTRY CLUB RD	Assessed Value	\$648,500		100 SOUTH BROAD ST	6/26/2013	0	U n/a
Deed	2396 / 85				PO BOX 569	12/7/2012	\$1500000	U NOT VALIDATED
Book/Page					KENBRIDGE VA 23944			
Brief	TRA & B/PLOT 6							
Tax Description								

(Note: Not to be used on legal documents)

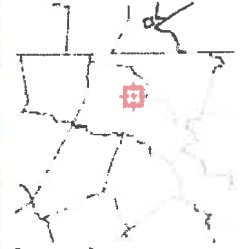
Please note that parcel data is for the **2017 tax year**. In other words, the records reflect tax listing and recorded documents for the period between **January 1 and December 31, 2016**. Users of this website should understand that changes to official tax records may not be reflected on this website. 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.

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Parcel ID	1201913	Class	C	Owner	BENCHMARK COMMUNITY	Last 2 Sales		
Alternate ID	4907-10-36-6862	Acres	9.7	Address	BANK	Date	Price	Qual Reason
Property Address	PITTMYER DR	Assessed Value	\$179,300		100 SOUTH BROAD ST	6/26/2013	0	U n/a
Deed	2396 / 85				PO BOX 569	12/7/2012	\$1500000	U NOT VALIDATED
Book/Page Brief	PITTMYER DRIVE NEAR COUNTRY CLUB							
Tax Description								

(Note: Not to be used on legal documents)

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Overview



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Parcel ID	1201915	Class	R	Owner	BENCHMARK COMMUNITY	Last 2 Sales			
Alternate ID	4907-10-47-1085	Acreage	0.6229	Address	BANK	Date	Price	Qual	Reason
Property Address	CUSTER DR	Assessed Value	\$5,100		100 SOUTH BROAD ST	6/26/2013	0	U	n/a
Deed	2396/85				PO BOX 569	12/7/2012	\$1500000	U	NOT VALIDATED
Book/Page					KENBRIDGE VA 23944				
Brief	PT 44 W 45-46 & PT 47 & H								
Tax Description	(Note: Not to be used on legal documents)								

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74 ACRE COMMERCIAL/RETAIL SITE FOR SALE

Country Club Road, Weldon (Halifax County), NC

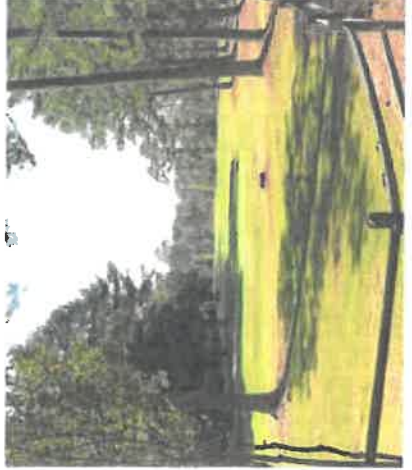
For more information, contact:

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cathyscott@halifaxdevelopment.com



ELLEN HEATON
252-532-4006



IMPORTANT FEATURES

- **74 ACRES** visible from Interstate 95
- **Adjacent to Interstate 95 EXIT 173 (42,000 vehicles daily)**
- **Adjacent to Chockoyotte Country Club golf course**
- **Daytime population: 123,936**
- **30 mile radius: 137,205 people**
- **Nearby retail and commercial amenities include brand name hotels, restaurants, retail and service locations**
- **Area retail demand of \$7 billion**
- **Trade area includes higher income retirement population on Lake Gaston**
- **Area tourist destinations include: Lake Gaston, Roanoke Rapids Lake, Roanoke River, Riverside Mill, Roanoke Canal Museum & Trail, Roanoke Rapids Theatre, Roanoke Valley Veterans Museum and more**
- **Three (3) Industrial Parks within 5 minutes**

