

# NEWSOME FARMS

## HISTORY

- Houses at Start: 63
- Occupied Houses Deemed Uninhabitable: 7
- Population at Start: 202
- Percentage of Land Undeveloped: 47%
- Work Completed:  
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$5.2 Million
- Revitalization Completion: December 1991

# NEWSOME FARM

## Background

LOCATION: Located in the Bayside study area, Newsome Farm is off of Newtown Road and bordered on the north and east by Lynnbrook Landing subdivision, west by Lake Edwards North subdivision and south by Fruehauf Warehouse and Amhurst subdivision.

POPULATION: 179 persons

COMPOSITION: 96% minority

ZONING: Newsome Farm is zoned R-6 medium density with a small tract of land at Baker and Newtown Road zoned B-2.

REZONING: Applications to up-zone to R-8 have been denied. Several subdivision variances were approved along Connie Lane and also several A-2 applications adjacent to the southern boundary.

LAND USE: Newsome Farm is 51% (by parcel) developed, single family residential, 47% is undeveloped land, 1% commercial and 1% city-owned undeveloped land.

ADJACENT USE & ZONING: Newsome Farm is surrounded by new residential developments that have been built within the last five years. They are: Lynnbrook Landing, Lynnbrook Forest, Newtown Square, Amhurst, Lake Edward Extended and Newport Condo Complex.

UTILITIES: Newsome Farm has water and sewer lines present. Street improvements have been scheduled for completion in April, 1985.

HOUSING: 57% of Newsome Farm's existing housing is considered feasible for rehabilitation according to the established guidelines of the City of Virginia Beach property rehabilitation standards. 25% is infeasible, 3% new.

EDUCATION: Newsome Farm is located within the school zones of Newtown Elementary, Independence Junior High and Bayside High School.

TRANSPORTATION: T.R.T. serves Virginia Beach Boulevard.

SPECULATION:	Land Use:	Vacant	48%	Absentee
		Residential	10%	Absentee
	Zoning:	97% of parcels zoned R-6	28%	Absentee
		3% of parcels zoned B-2		

Note: Absentee ownership excludes city, state and federal.

**NEWSOME FARM**  
**Community Development Land Use**  
**Issues**

1. Newsome Farm has experienced traffic increases along Newtown Road. Newtown Road/Diamond Springs Road is under construction to become four lanes, linking Northampton Boulevard to Virginia Beach Boulevard. The increasing traffic along this route will affect the future of this community and cause great pressure to rezone from residential uses.
2. As traffic increases, noise levels will also experience a substantial increase, adversely affecting existing and future development.
3. East of the Newsome Farm boundary is a five-acre tract of undeveloped land zoned R-6, owned by Newtown Developers. They also own a contiguous tract zoned B-2. The proposed development of this area will have an important impact on the community as a whole.
4. The Newsome Farm neighborhood will also be impacted by the office condominium development along Newtown and Baker Roads as well as the 8.7-acre shopping center (Newpointe Shopping Center).
5. Drainage problems in this community are serious, as most drainage improvements are ditches.

# NEWSOME FARM

## Community Development Land Use Recommendations

### OVERALL

A. Newsome Farm is under intense development pressure as Newtown/Baker/Diamond Springs Roads are improved. The character of surrounding development tends towards higher or multi-family residential uses. Strip commercial development along Newtown Road will also pressure this neighborhood. Even given this pressure, Newsome Farm should remain a medium density single family residential community (R-6).

B. Single family infill development should be encouraged on existing lots under existing residential zoning.

### SPECIFIC

1. All non residential uses should be excluded (excepting institutional uses) (see map).

2. The lots spot zoned B-2 along Newtown Road should be rezoned to R-6 to avoid potential commercial strip zoning along Newtown Road (see map).

3. All roads should be improved to have a 50 foot right of way (see map).

4. Connie Lane should not be allowed to become a through street which allows traffic to bypass Baker Road, as Baker Road is extended east (see map).

5. The auto repair shop at the end of Connie Lane should not be allowed to expand and should be deleted from the Community Development Target neighborhood.

6. Mobile homes and trailers in the neighborhood, should not be allowed to expand (see map).

7. No residential development should be allowed to front on Newtown Road and no curb cuts should be allowed on Newtown Road, given alternate access points.