

# FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT



**ADMINISTRATION**  
Third Floor – Court and Office Building  
29 Ashby Street, Suite 310  
Warrenton, VA 20186

(540) 422-8200  
Fax: (540) 422-8201

**ZONING & DEVELOPMENT SERVICES**

Third Floor – Court and Office Building  
29 Ashby Street, Suite 310  
Warrenton, VA 20186

Zoning & Development Plans: (540) 422-8220  
Permitting & Building: (540) 422-8230  
Fax: (540) 422-8231

**PLANNING**  
10 Hotel Street, Suite 305  
Warrenton, VA 20186

(540) 422-8210

August 17, 2018

Lee Sherbeyn  
6328 Catlett Road  
Beaeton, VA 22712

**SUBJECT:** Subdivision Research Request: Project ID: SUBD 18-009672 PIN: 7818-11-1785

Per your request, staff has analyzed the subdivision potential of the above referenced lot under the current zoning regulations, which are subject to change.

Current Lot Size:	<b>189.9377 acres</b>
Zoning	<b>RA – Rural Agriculture</b>
Maximum Number of Lots:	<b>9 new lots plus the residue lot (total density = 10)</b>
Non-Common Open Space Requirement:	<b>161.4419 acres must be maintained in a single lot if the property is subdivided.</b>
Large Lot Division:	<b>The property is eligible for Large Lot Division</b>
Administrative Division:	<b>An Administrative Division IS available to create one new lot.</b>

Please note that this estimate represents the **maximum potential** number of lots which can be created from a density perspective, based on the acreage recorded with the most recent deed and on the current zoning and subdivision ordinance, which is subject to change. A survey of the parcel may confirm a different parcel size, changing this estimate. In addition, other requirements, including but not limited to those of the Zoning and Subdivision Ordinances, could **significantly reduce the number of lots that are actually achievable**. Development potential is often affected by existing structures on the site, soil types, amount of road frontage, public/private street requirements, and presence of steep slopes and floodplain. The attached list describes in more detail the impact some of these other factors may have on subdivision. Before expending any funds or hiring an engineer, surveyor, etc., we highly recommend that you contact staff in the Development Services & Permitting Office to review the additional requirements which may affect your ability to divide your property.

If you have any questions about this analysis, I can be reached at (540) 422-8220. If you wish to pursue a subdivision application, please contact Development Services at (540) 422-8220.

Sincerely,

Dean Dodson  
Planning Associate

CC: Lavada D. and Michael H. Watson  
5131 Charlie B. Johnston Road  
Hogansville, GA 30230