

**FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT**



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

(540) 422-8210

October 2, 2020

Cricket Bedford  
PO Box 1187  
Middleburg, VA 20118

**SUBJECT:** Subdivision Research Request: Project ID: SUBD 20-013664 PIN: 6054-94-2496

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>3.9100 acres</b>
Zoning	<b>V – Village and RA – Rural Agriculture</b>
Maximum Number of Lots:	<b>4, including the residual lot</b>
Non-Common Open Space Requirement:	<b>NA</b>
Administrative Division:	<b>An Administrative Division IS available to create one new lot.</b>

The property has split zoning with approximately 2.996 acres zoned Village and the remaining 0.914 acres zoned RA. The Village zoning portion carried the density of 4. The RA zoned portion is not large enough to stand alone as a separate lot. The property has limited frontage along a public street which could impact the ability to subdivide.

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: Larry F. Curtis and Cynthia L. Tucker  
PO Box 1989  
Middleburg, VA 20118

# Key Requirements Affecting Subdivision Potential

All Subdivisions are subject to all federal, state and local regulations, including all requirements of the Zoning Ordinance and Subdivision Ordinance. This list represents those elements which often create impacts on subdivision potential, and is intended as a general guide in helping to access subdivision potential. However, this list is not exhaustive and there are other requirements which may further impact the ability of a particular parcel to be subdivided.

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## Existing Structure/Dwellings on the Site

The location of any existing structures, and their drainfield and well, may affect the ability to subdivide in a certain configuration. Typically, the lot must be divided so that the remaining house (if it is to be saved) has a lot adequate to provide required setbacks from property lines and so that its well and drainfield are located on the same lot.

## Soil Types

Soil types affect the ability of soils to support the drainfields required for development, and also affect construction methods. It is recommended that a property owner reference the County's soils survey map and interpretive guide as early as possible in the planning stages of a division of land. This information will identify, in general, major soil problems. Before determining placement of any lots (including administrative lots) or open space, staff recommends that the landowner acquire a Type 1 Soil Map of the entire parcel. The County Soil Scientist Office provides this service, for a reasonable fee, which includes an actual field survey of the existing soils. A detailed map of the parcel is created at a scale of 1"=400', thus providing soils consultants, engineers or surveyors with the best available information to determine house locations, while preserving the county's prime agricultural lands. A brochure is available from Community Development upon your request.

## Road Frontage and Public/Private Street Requirements

Every parcel that is created must have frontage on a public street. The amount of frontage required for a RA zoned lot is 300', while 400' is required for an RC zoned lot. Therefore, if a lot is deep and narrow, with limited frontage on the public street, the ability to subdivide may be limited. Alternatively, it may be possible to create a new road to serve new parcels, but creation of the road may remove some of the land from availability for subdivision, reducing the number of lots achievable. In addition to having frontage along a street, a lot must also have access to a public street. Permission must be secured from the Virginia Department of Transportation for any new curb-cuts on public streets, and restrictions on the number or location of curb-cuts might limit development potential.

## Floodplain

Certain zoning districts receive no density credit for floodplains and, therefore, parcels with floodplain may have reduced density. In addition, Federal and County floodplain regulations do not generally allow grading, fill or structures within the floodplain. The location of the floodplain is determined by a series of maps published by the Federal Emergency Management Agency. Buildings and accessory structures such as sheds, fences, and swimming pools are not permitted within the floodplain. Roads are restricted within the floodplain, although it may be possible to secure approval of a floodplain crossing for a road, particularly where such crossing is the only viable means of accessing a property. A special exception process, requiring Planning Commission and Board of Supervisor approval, is available to allow some work within the floodplain.