

FAUQUIER COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

Third Floor – Court and Office Building  
29 Ashby Street, Suite 310  
Warrenton, Virginia 20186  
(540) 347-8789 FAX (540) 347-2043

August 26, 2009

Joyce Johnson  
5024 Old Tavern Road  
The Plains, VA 20198

SUBJECT: Subdivision Research Request: Project ID 10069, PIN 6978-88-5046

Per your request, staff has analyzed the subdivision potential of the above referenced lot. Our research shows:

Current Lot Size:	130.76300 acres
Zoning District:	RA/R-1
Maximum Number of Lots:	37, including the residual lot
Non-Common Open Space Requirement:	81.4725 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	There are no administrative subdivisions available to this lot; therefore, the divisions allowed require preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

Research of County records indicates that 34.89 acres are located in R-1 Zoning; therefore, 31 of the 37 would be the maximum number of lots on the R-1 portion. The remaining 95.85 acres are zoned RA; therefore, 6 would be the maximum number of lots on RA portion, with a non-common open space requirement of 81.4725 acres.

The Commissioner of the Revenue records shows there are eight (8) houses located on the RA portion of the parcel and this will affect the ability to divide the RA portion.

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. 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 etc., we highly recommend that you contact staff in the Planning Department 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) 347-8789. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 347-8660.

Sincerely,



Deborah E. Dotson, CZA  
Planning Associate

cc: Edwards Investments, LC  
5024 Old Tavern Road  
The Plains, VA 20198

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August 26, 2009

Joyce Johnson  
5024 Old Tavern Road  
The Plains, VA 20198

SUBJECT: Subdivision Research Request: Project ID 10070, PIN 6978-78-0779

Per your request, staff has analyzed the subdivision potential of the above referenced lot. Our research shows:

Current Lot Size:	59.15110 acres
Zoning District:	RA
Maximum Number of Lots:	4, including the residual lot
Non-Common Open Space Requirement:	54.7771 acres must be maintained in a single lot, with the remaining lots clustered on the remaining acreage.
Administrative Subdivisions Available:	There are no administrative subdivisions available to this lot; therefore, the divisions allowed require preliminary and final plat approval as regulated by Sections 9 and 10 of the Subdivision Ordinance, with the preliminary plat requiring approval of the Planning Commission and Board of Supervisors.

The Commissioner of the Revenue records indicates there are 2 houses located on the property and this will affect the ability to divide.

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. 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 etc., we highly recommend that you contact staff in the Planning Department 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) 347-8789. If you wish to pursue a subdivision application, please contact the Planning Office at (540) 347-8660.

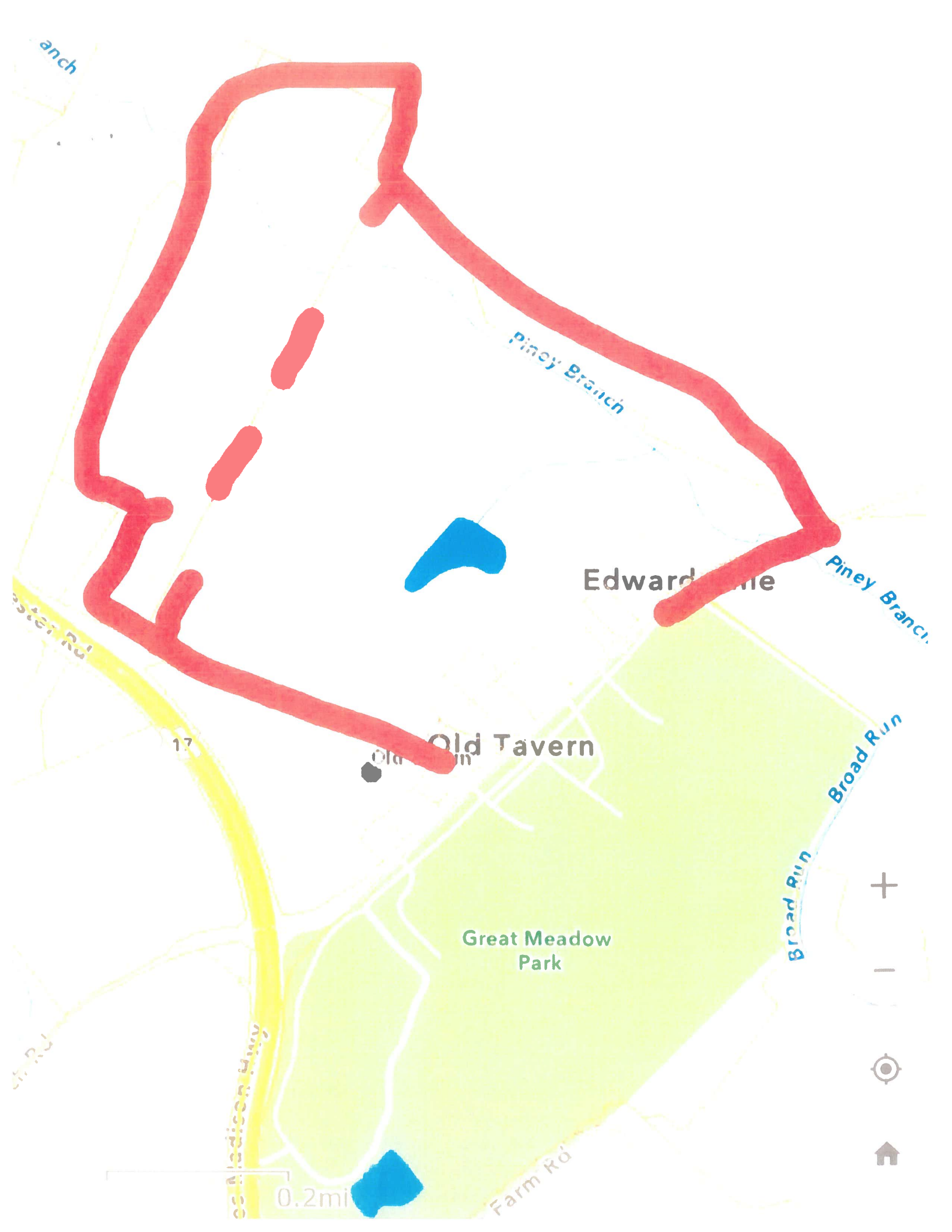
Sincerely,



Deborah E. Dotson, CZA  
Planning Associate

cc: Edwards Investments LC  
5024 Old Tavern Road  
The Plains, VA 20198





anch

Piney Branch

Piney Branch

Edward

Old Tavern

Broad Run

Great Meadow Park

Broad Run

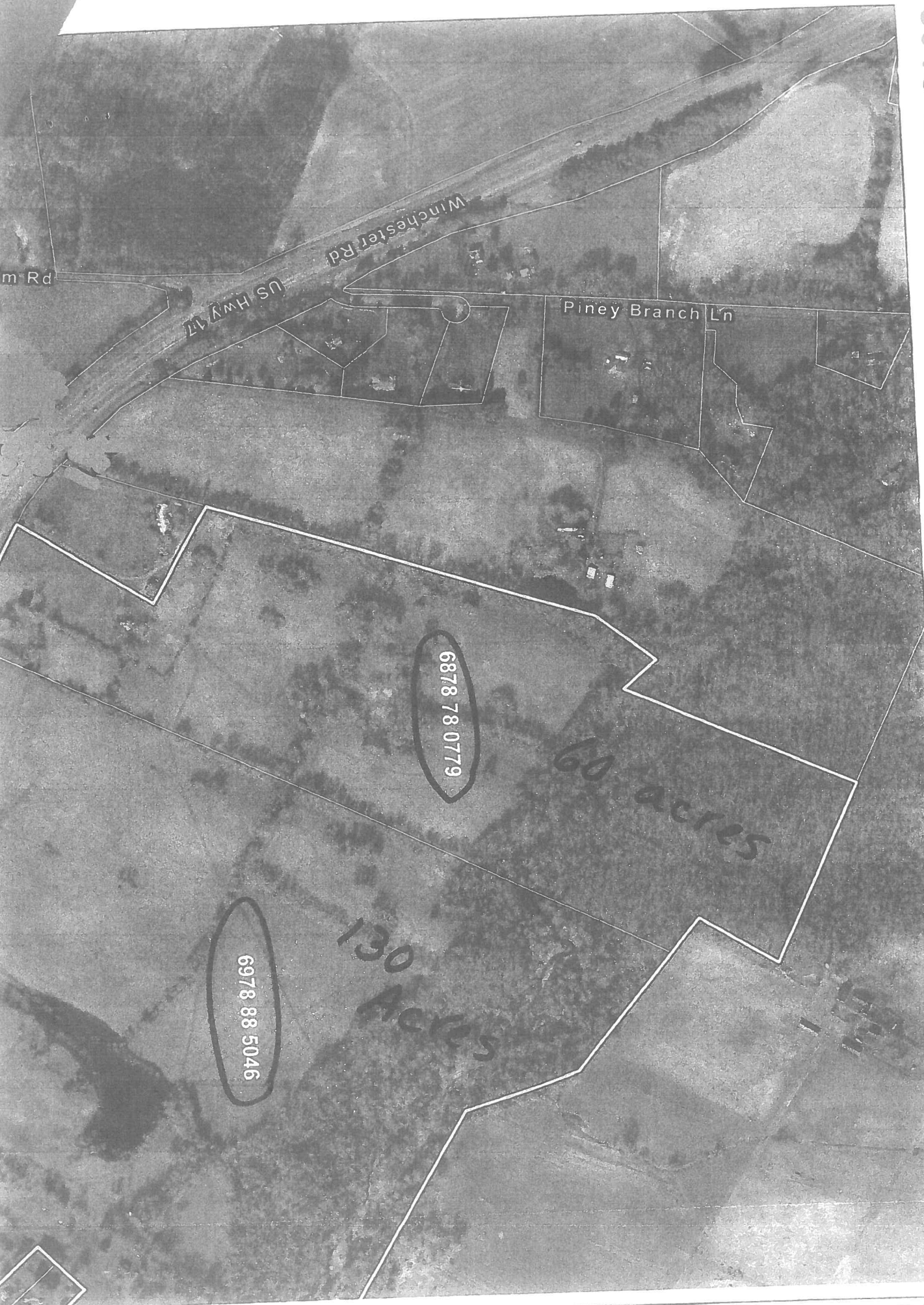
Farm Rd

17

0.2mi



5016 Old Tavern Road



m Rd

Winchester Rd

US Hwy 17

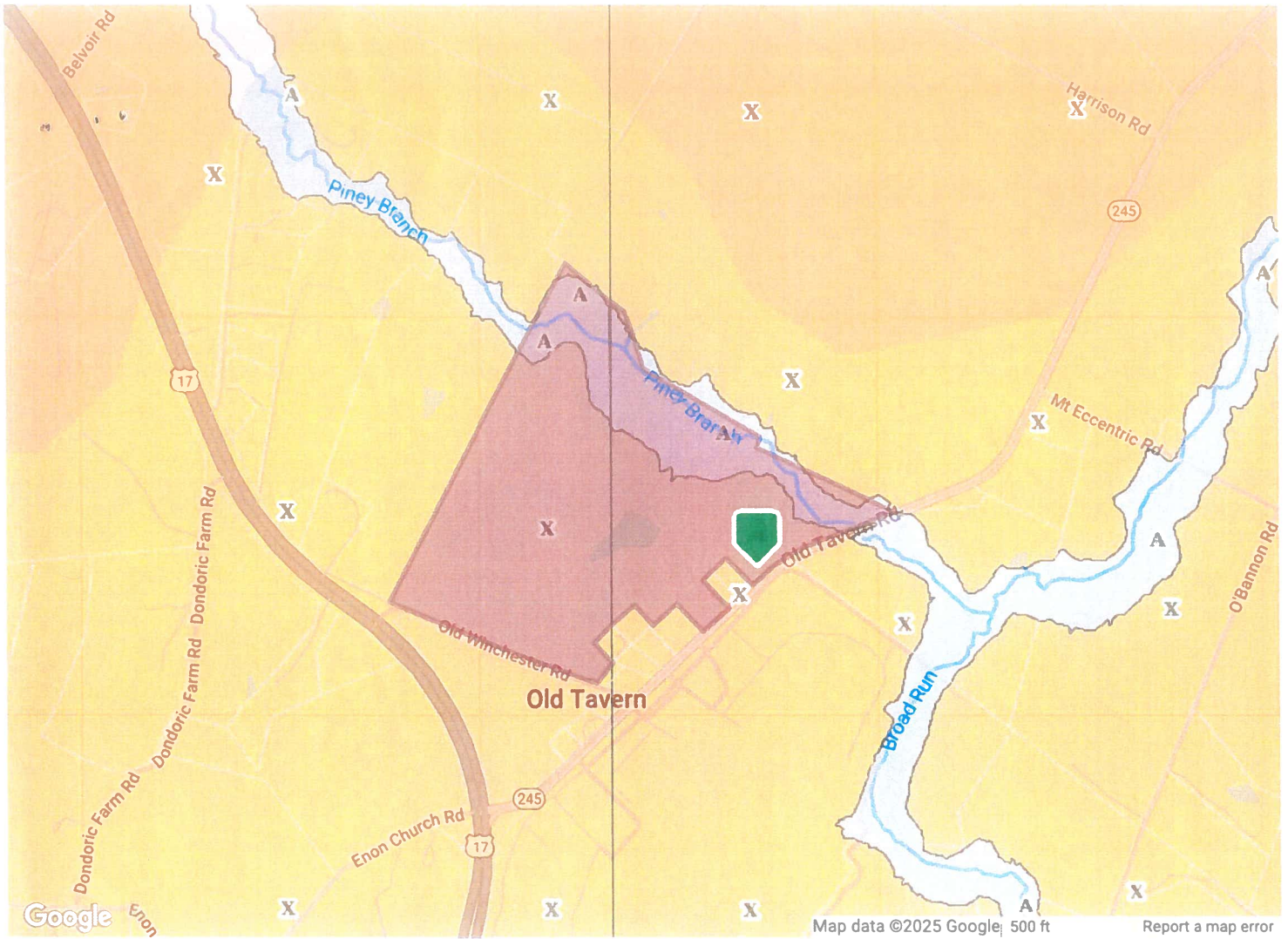
Piney Branch Ln

6878 78 0779

60 acres

6978 88 5046

130 acres



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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