



**FAUQUIER COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

16 COURTHOUSE SQUARE, SUITE 100, WARRENTON, VIRGINIA 20186
(540) 422-8200 / FAX (540) 422-8231

August 29, 2024

Ralph & Cynthia Williams
3781 Halfway Road
The Plains, Virginia 20198

SUBJECT: Subdivision Research Request: Project ID: SUBD 24-022717 PIN: 6090-34-5502-000

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:	30.5959 acres
Zoning	RA/RC – Agriculture/Conservation
Maximum Number of Lots:	2 new lots plus the residue lot (total density = 3)
Non-Common Open Space Requirement:	26.0065 acres must be maintained in a single parcel if the property is subdivided.
Administrative Division:	An Administrative Division IS available to create one new lot.

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,

Amy L.P. Rogers
Chief of Zoning and Development Services