



POWHATAN COUNTY PLANNING COMMISSION
AGENDA ~ MONTHLY MEETING
Tuesday June 7, 2016
7:00 PM
Powhatan Village Building Auditorium

- A. **Call to Order** – Karin Carmack, Chair
- B. **Invocation** – David Van Gelder
- C. **Approval of Planning Commission Minutes**
1. May 3, 2016 Meeting Minutes 1
- D. **Administrative Items**
1. Monthly Activity Report – April 2015-2016 5
2. Request to Postpone Action/Amend the Agenda
- E. **Public Comment Period**
At this time, the Commission will hear citizen comments on unscheduled matters involving the services, policies, and affairs of the County government regarding planning or land use issues.
- F. **Presentations** – None
- G. **Public Hearings**
1. **16-01-CUP: Virginia Solar LLC (Powhatan Courthouse/Mt. Zion Electoral District)** requests a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 898.4 acres in size and is located west of Old Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). Reference to Tax Map Parcels #38-28 and #38-3-1.
DEFERRED BY APPLICANT TO JULY 5, 2016 MEETING
2. **16-02-REZC: Lesley D. Andrews and Reeves J. Hankins (Powhatan Courthouse/Ballsville Electoral District)** requests the amendment of the proffer statement for the Oakland Estates Subdivision (Case #06-03-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit. 13
- H. **Other Business** –
1. **16-01-PR – Stuart C. Reynolds (Smiths Crossroads/Pineville/Tobaccoville Electoral District)** requesting approval to construct a two (2) lot private road in the A-10 Agricultural District per §6.2-2.2 & §6.2-3.0 of the Subdivision Ordinance. The subject property is 122 acre tract (T.M Parcel # 26-1-1) located on the west side of Three Bridge Road approximately ½ mile west of Maidens Road. 45
- I. **Workshop Meeting** –
1. Large Lot Development

2. Comprehensive Land Use Plan Update Discussion

J. Adjournment

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, MAY 3, 2016 AT 7:00 PM

Planning Commissioners Present:	Karin Carmack, District 1, Chairman Owen Walker, District 2 Jennifer Giovannitti, District 3 Bill Cox, District 4 David Van Gelder, District 5, Vice-Chairman
Planning Commissioners Absent:	None
Staff Members Present:	Ed Howland, Planning & Zoning Manager Tom Lacheney, County Attorney
Staff Members Absent:	March Altman, Deputy County Administrator

A. CALL TO ORDER:

Ms. Carmack called the meeting to order at 7:00 PM.

B. INVOCATION:

Mr. Van Gelder gave the invocation.

C. MINUTES:

1. April 5, 2016 Meeting Minutes

Ms. Carmack opened discussion of the adoption of the previous meeting's minutes.

Ms. Carmack motioned for approval of minutes from the April 5, 2016 meeting.

Ms. Carmack, Mr. Walker, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder voted AYE

VOTE 5-0
MOTION Passed

D. ADMINISTRATIVE ITEMS:

Ms. Carmack asked if there were any questions on the Monthly Activity Report and stated there were no administrative items.

1. Monthly Activity Report - April 2015-2016
2. Request for Deferral/Amend the Agenda

Mr. Howland updated the Planning Commission on the previous Board of Supervisors' meeting, stating all resolutions were approved. Ms. Carmack asked if there were any questions of Mr. Howland at this time. There were no questions or comments in reference to the Administrative Items.

E. PUBLIC COMMENT PERIOD

Chairman Carmack opened the public comment period.
Seeing, as there were no speakers, the public comment period was closed by Ms. Carmack.

F. PRESENTATIONS:

There were no presentations.

G. PUBLIC HEARINGS

1. **16-01-AZ:** An Ordinance amending and reenacting provisions contained in Section 83-220-C, Intensity and Dimensional Standards, for the Village Residential (VR) District, Section 83-230-C, Intensity and Dimensional Standards, for the Village Center (VC) District, and Section 83-240-C, Intensity and Dimensional Standards, for the Commerce Center (CC) District, of Article IV, Village Growth Area Districts, of the Zoning Ordinance of the County of Powhatan increasing the front setbacks for principal and accessory uses and parking lots to 75', and increasing the maximum gross floor area in the VC District to 15,000 square feet.

Mr. Howland provided a brief overview of the case. Mr. Howland referenced the updated chart that included rural collector roads, provided to PC members before the meeting.

Ms. Carmack opened the public hearing period.

Mr. Woody Cofer commented to allow parking in front of buildings, need to increase accessory back a bit. Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

Mr. Van Gelder questioned if 15,000 square feet maximum gross floor area is necessary. Mr. Howland advised this is keeping in line with the Comprehensive Plan.

Ms. Giovannitti commented the chart shows minimum setbacks and if the building was moved back, it could accommodate parking in front of the building. Mr. Howland confirmed a 63-foot setback would accommodate parking and a sidewalk in front of the building.

On the motion of Ms. Carmack, for the Planning Commission to recommend to the Board of Supervisors approval of 16-01-AZ, as amended to include the rural collector roads setbacks.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. Walker voted AYE.

**VOTE 5-0
MOTION Passed**

2. **16-03-REZ: County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District)** request the rezoning from Agricultural-10 (A 10), Residential-Commercial (R-C), and Commercial (C) to Village Center (VC) and the amendment of the zoning district map of 7.3 ± acres of land located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

Mr. Howland provided a brief overview of the case.

Ms. Carmack opened the public hearing period.

Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

Mr. Cox asked if the County is exempt from County standards and ordinances why the case was being presented.

Mr. Lacheney confirmed the process is to hold the County to the same law as everyone and to allow public input.

On the motion of Ms. Carmack, for the Planning Commission to recommend to the Board of Supervisors approval of 16-03-REZ: County of Powhatan.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

3. **16-01-SA: County of Powhatan (Powhatan Courthouse/Mt. Zion Electoral District)** requests a substantial accord determination to permit a vehicle maintenance facility and amendment of the zoning district map in Agricultural-10 (A-10), Residential-Commercial (R-C), and Commercial (C) Districts on 7.3 acres located at 3975 and 3977 Old Buckingham Road. Density and use will be controlled by zoning conditions or Ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Plan Area Map. Reference to Tax Map Parcels 26B2-1-9 and 26B2-1-24.

Mr. Howland provided a brief overview of the case.

Ms. Carmack opened the public hearing period.

Seeing, as there were no more speakers, the public hearing period was closed by Ms. Carmack.

Ms. Carmack opened PC discussion.

On the motion of Ms. Carmack, the Planning Commission finds the project is in substantial accord with the Comprehensive Plan and recommends to the Board of Supervisors approval of 16-01-SA: County of Powhatan.

Ms. Carmack, Ms. Giovannitti, Mr. Cox, Mr. Van Gelder, and Mr. voted AYE.

VOTE 5-0
MOTION Passed

H. Other Business

1. **None.**

Ms. Carmack adjourned regular meeting and opened the workshop meeting at 7:24 PM.

I. WORKSHOP MEETING

1. **Large Lot Development**
2. **Comprehensive Land Use Plan Update – Chapter 5: Housing**

J. ADJOURNMENT

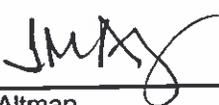
Ms. Carmack adjourned the meeting at 8:00 PM.

Karin Carmack, Chairman

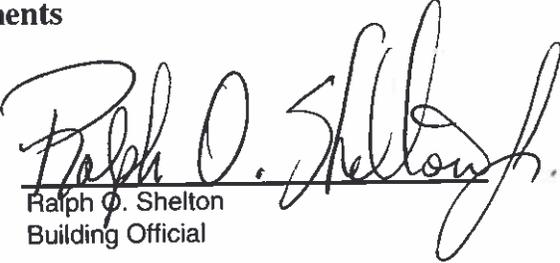
Ed Howland., Planning Manager

DRAFT

**Powhatan County Monthly Report
Building Inspections, Planning and Community Development
Departments**



March Altman
Community Development Director



Ralph O. Shelton
Building Official

Building Permit Fees:	<u>Apr-15</u>	<u>Apr-16</u>
Administrative Fees: (Also Includes Septic Fees, Fire Code, Etc.)	<u>\$ 1,606.50</u>	<u>\$ 11,157.00</u>
Commercial: (New & Alterations)	<u>\$ 6,120.00</u>	<u>\$ 6,120.00</u>
Residential:	<u>\$ 16,849.00</u>	<u>\$ 49,322.56</u>
Proffers paid on New Construction	<u>\$ 12,694.17</u>	<u>\$ 8,888.00</u>
Residential: (Additions, Alterations, Demo, Pools, Etc.)	<u>\$ 4,360.00</u>	<u>\$ 5,527.00</u>
Trade Permit Fees: (Residential & Commercial)	<u>\$ 6,937.32</u>	<u>\$ 6,752.24</u>
State Levy:	<u>\$ 685.57</u>	<u>\$ 1,413.73</u>
Planning Department Fees:	<u>\$ 2,431.50</u>	<u>\$ 3,800.00</u>
Total Fees for the Month:	<u>\$ 51,684.06</u>	<u>\$ 92,980.53</u>
Total Fees for Fiscal Year:	<u>\$ 413,696.70</u>	<u>\$757,135.72</u>

Building Permit Data:	<u>Apr-15</u>	<u>Apr-16</u>
Residential (New Construction):		
District 1 Subletts/Manakin/Flatrock	<u>2</u>	<u>5</u>
District 2 Powhatan Station/Graceland	<u>2</u>	<u>0</u>
District 3 Bethesda/Lees Landing	<u>4</u>	<u>19</u>
District 4 Powhatan Courthouse/Ballsville	<u>6</u>	<u>6</u>
District 5 Smith's Crossroad/Pineville	<u>3</u>	<u>4</u>
Total for the Month:	<u>17</u>	<u>34</u>
Total for Fiscal Year:	<u>152</u>	<u>153</u>
Commercial:		
District 1 Subletts/Manakin/Flatrock	<u>1</u>	<u>0</u>
District 2 Powhatan Station/Graceland	<u>1</u>	<u>1</u>
District 3 Bethesda/Lees Landing	<u>1</u>	<u>2</u>
District 4 Powhatan Courthouse/Ballsville	<u>1</u>	<u>2</u>
District 5 Smith's Crossroad/Pineville	<u>0</u>	<u>0</u>
Total for the Month:	<u>4</u>	<u>5</u>
Total for Fiscal Year:	<u>41</u>	<u>30</u>
Residential Additions, Alterations, Pools, Etc.	<u>18</u>	<u>26</u>
Total for Fiscal Year:	<u>162</u>	<u>163</u>

ZONING ACTIVITY

	<u>APRIL FY2015</u>	<u>APRIL FY2016</u>
Rezoning requests approved (acreage)		
Agricultural	<u>0</u>	<u>0</u>
Residential	<u>0</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Conditional Use Permits approved	<u>1</u>	<u>0</u>
Business Licenses approved (zoning review)	<u>30</u>	<u>23</u>
Board of Zoning Appeals Cases		
Variances	<u>0</u>	<u>0</u>
Appeals	<u>0</u>	<u>0</u>
Site Plans		
Commercial		
Filed	<u>0</u>	<u>0</u>
Approved	<u>3</u>	<u>0</u>
Industrial		
Filed	<u>0</u>	<u>0</u>
Approved	<u>0</u>	<u>0</u>
Other		
Filed	<u>0</u>	<u>0</u>
Approved	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>29</u>	<u>0</u>
<u>Subdivision Activity</u>		
Preliminary Plats - Number of Lots Approved		
Residential	<u>0</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>27</u>	<u>0</u>

Final Plats - Number of Lots Approved

Residential	<u>0</u>	<u>0</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Average Review Time (Days)	<u>25</u>	<u>24</u>

Subdivision Exception Lots Approved

Non-Subdivision	<u>3</u>	<u>0</u>
Single Cut	<u>2</u>	<u>1</u>
Charitable Exception	<u>0</u>	<u>0</u>
Family Division	<u>0</u>	<u>1</u>
Large Lot	<u>2</u>	<u>1</u>

Erosion & Sediment Control

Land Disturbance Plans Approved

Residential	<u>17</u>	<u>0</u>
Agreement In Lieu of an E&S Plan	<u></u>	<u>34</u>
Commercial	<u>0</u>	<u>0</u>
Industrial	<u>0</u>	<u>0</u>
Other	<u>0</u>	<u>0</u>
Average Commercial Review Time	<u>0</u>	<u>0</u>

Private Road Review

Private Roads Approved

Roads	<u>0</u>	<u>0</u>
Lots	<u>0</u>	<u>0</u>
Family Private Roads Approved		
Roads	<u>0</u>	<u>0</u>
Lots	<u>0</u>	<u>0</u>

TYPE	ADMIN FEE	BLDCOM	NEW HOMES	ADDITIONS/ALTER	TRADE PERMIT FEES	STATE LEVY	PLANNING DEPT FEES	CASH PROFFER	TOTAL
ADDRESS	7,007.00			4,040.00		140.14			
ADDRESS2									
ADMIN									
AMEND									
BLD COM		6,120.00				122.40			
BOND									
BUILD			49,322.56			986.45	1,350.00	8,888.00	
BURN									
COND							1,000.00		
COPY	40.00								
CUP									
DEMO				56.00		1.12			
E & S									
ELE					2,314.64	46.28			
ELE TMP					80.00	1.60			
ELE 2					49.00	0.98			
EXTEN									
EVENT							100.00		
FAM									
FIRE3									
GAS					1,000.00	20.00			
GAS 2					160.00	3.20			
GAS 3									
MAP									
MECH					1,901.76	38.02			
MECH 2					42.00	0.84			
MOBIL									
NSP							150.00		
PLUMB					1,204.84	24.08			
PLUMB 2									
POOL				1,431.00		28.62			
RE-INSPECT	40.00								
READV									
RESB1									
ROAD									
RZP							1,200.00		
SEPT	4,070.00								
SF									
SIGN									
SITE									
SO									
TENT									
TMPBS									
TOWER									
VAR									
ZO									
ZOLTR									
ZONE									
TOTAL	11,157.00	6,120.00	49,322.56	5,527.00	6,752.24	1,413.73	3,800.00	8,888.00	92,980.53

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**16-02-REZC – Andrews &
Fine Creek Building Co., Inc.
Oakland Estates**

Staff Report prepared for the Planning Commission

This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.

I. PUBLIC HEARINGS:

Planning Commission	June 7, 2016	Public Hearing
Board of Supervisors	June 27, 2016	Public Hearing – Tentative

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

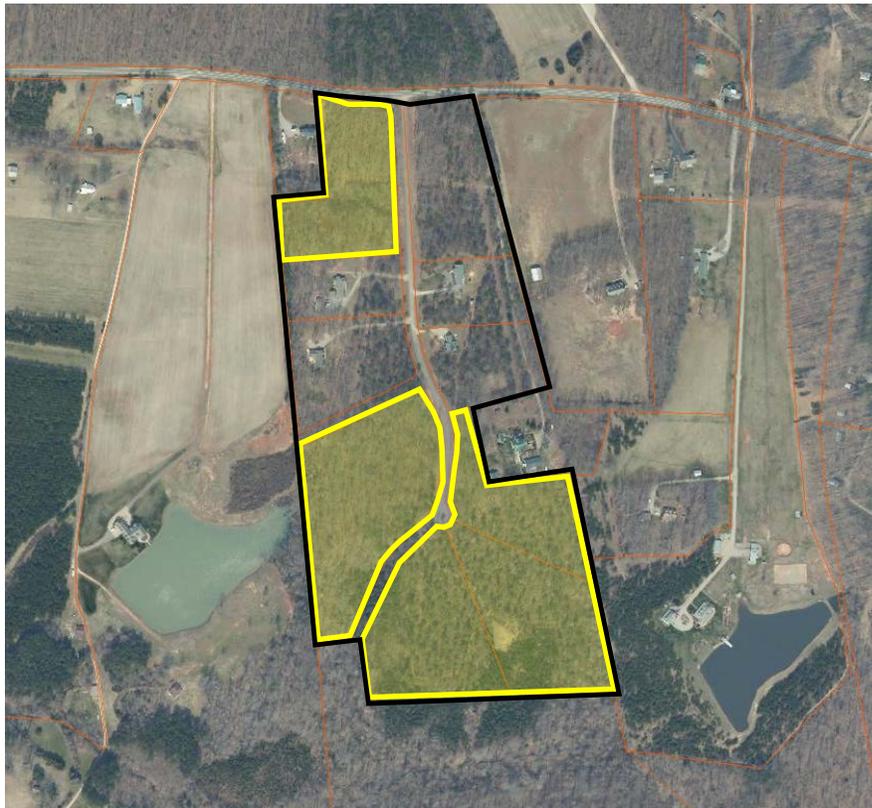
Proposed Zoning:	Request to reduce cash proffer								
Existing Zoning:	RR-5, Rural Residential-5 (06-03-REZC)								
Parcel Size:	50.8 [±] Acres (total)								
Parcel ID#	37B-2-4, 5, 6, 7, & 10								
Owner(s):	Lesley D. Andrews and Fine Creek Building Co., Inc. (Reeves J. Hankins)								
Location of Property:	South side of Old Buckingham Road approximately 1.2 miles west of Giles Bridge Road								
Electoral District:	#4 Powhatan Courthouse/Mt. Zion								
Land Use Plan Recommendation:	Rural Preservation								
Zoning of Surrounding Property:	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;">North:</td> <td>A-10, Agricultural-10</td> </tr> <tr> <td>South:</td> <td>A-10, Agricultural-10</td> </tr> <tr> <td>East:</td> <td>A-10, Agricultural-10</td> </tr> <tr> <td>West:</td> <td>A-10, Agricultural-10</td> </tr> </table>	North:	A-10, Agricultural-10	South:	A-10, Agricultural-10	East:	A-10, Agricultural-10	West:	A-10, Agricultural-10
North:	A-10, Agricultural-10								
South:	A-10, Agricultural-10								
East:	A-10, Agricultural-10								
West:	A-10, Agricultural-10								

III. EXECUTIVE SUMMARY:

The applicant, Lesley D. Andrews and Fine Creek Building Co., Inc. (Reeves J. Hankins), requests the amendment of the proffer statement for Oakland Estates Subdivision (Case #06-03-REZC), specifically Proffer #3, to reduce the cash proffer amount from \$7,236 to \$1,880, and amend the zoning district map. The total acreage of the Oakland Estates Subdivision is approximately 50.8 acres. Of that total acreage, the subject properties included in the request total approximately 29.6 acres. Oakland Estates is located on the south side of Old Buckingham Road approximately 1.2 miles west of Giles Bridge Road. The property was rezoned from A-1 to Rural Residential-5 (RR-5) in 2006. The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Preservation.

IV. SUBJECT PROPERTY:

The subject property consists of 50.8[±] acres located on the south side of Old Buckingham Road approximately 1.2 miles east of Giles Bridge Road. The property was subdivided into 10 lots. Six of the ten lots have been built on. The applicant has included 5 platted lots (Lots 4, 5, 6, 7 and 10) in this request, which total approximately 29.6 acres. The property is currently zoned Rural Residential (RR-5). The overall lot layout for Oakland Estates is outlined in black below, and the lots in question are highlighted in yellow.



V. LAND USE ANALYSIS:

The applicant requested a rezoning of the subject property to from A-1 to RR-5, Rural Residential-5, with proffered conditions in order to create a 10 lot subdivision. The subdivision has its sole access entrance at the intersection of Oakland Estates Drive and Old Buckingham Road. Oakland Estates Drive has not been accepted into the VDOT Secondary Road System.

The applicant has requested the amendment of Proffered Condition #3 (06-03-REZC), below:

3. “The applicant agrees that a cash proffer will be assessed each of the 10 lots in the amount of \$7,236 per lot, if paid prior to July 1, 2006. After July 1, 2006, the cash proffer will be the amount approved by the Board of Supervisors, not to exceed \$7,236 per lot, adjusted upward by any increase in the Consumer Price Index. The cash proffer will be due and payable at the time of application for a building permit.”

The applicant has proposed a revised Proffered Condition #3 that reads as follows:

3. “The applicant or assignee shall pay \$1,880.00 per lot for infrastructure improvements within the County of Powhatan prior to the issuance of Certificate of Occupancy.”

The revised language is consistent with the Board of Supervisors Cash Proffer Guidelines adopted September 21, 2015.

VI. COMPREHENSIVE PLAN ANALYSIS:

The 2010 Long-Range Comprehensive Plan designates the subject properties as Rural Preservation on the Countywide Land Use Plan Map. The Oakland Estates Subdivision does not comply with the Rural Preservation requirements of the 2010 Comprehensive Land Use Plan, which recommends a 10-acre lot minimum for parcels in the Rural Preservation Area. The subject properties range in size from 3 to 8 acres. The request to amend the proffer statement as related to the cash proffer amount for the development does not conflict with the Plan.

VII. PROFFERED CONDITION(S):

With approval of this request, Proffered Condition #3 of Case #06-03-REZC shall be amended, as follows (see attached). All other conditions of Case #06-03-REZC shall remain in full force and effect.

3. “The applicant or assignee shall pay \$1,880.00 per lot for infrastructure improvements within the County of Powhatan prior to the issuance of Certificate of Occupancy.”

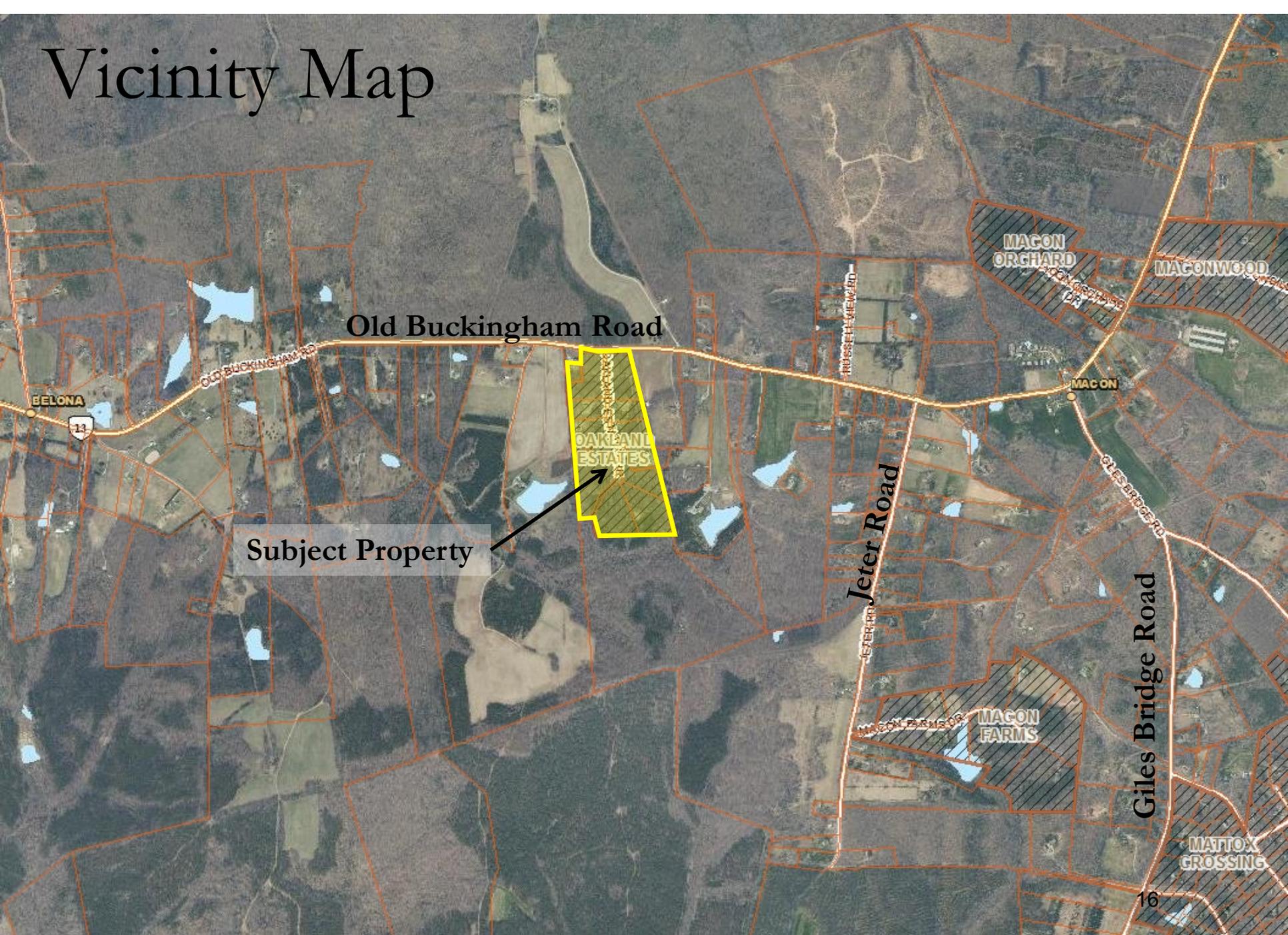
VIII. PROPOSED RESOLUTION:

In accordance with Article 37, of the Powhatan Zoning Ordinance, and in accordance public necessity, convenience, general welfare and good zoning practice, the Planning Commission recommends (*approval / denial / deferral*) of the request submitted by Lesley D. Andrews and Fine Creek Building Co., Inc. (Reeves J. Hankins) to amend the proffer statement for Oakland Estates Subdivision (Case #06-03-REZC) revising Proffered Condition #3 reducing the case proffer amount from \$7,236.00 to \$1,880.00, and to amend the County's Zoning District Map.

Attachment(s):

1. Vicinity Map
2. Tax Parcel Map
3. Zoning Map
4. Future Land Use Map
5. Application for Rezoning
6. Proffer Statement (Case #06-03-REZC)
7. Adjacent Property Owners

Vicinity Map



Old Buckingham Road

OAKLAND ESTATES

Subject Property

Jeter Road

Giles Bridge Road

MAGON ORCHARD

MAGONWOOD

MAGON FARMS

MATTOX CROSSING

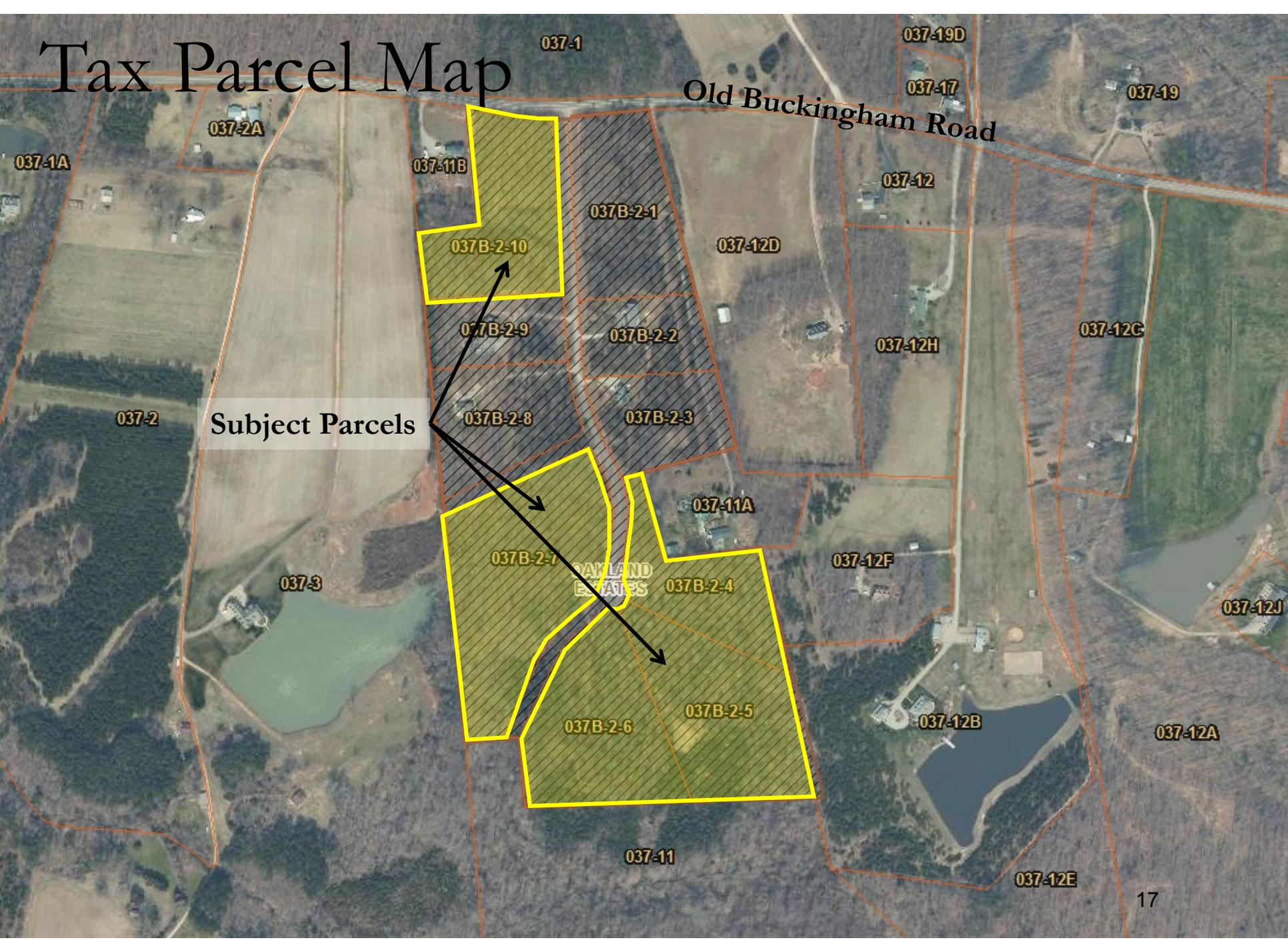
MACON

BELONA

11

16

Tax Parcel Map



Subject Parcels

037-1

037-19D

037-17

037-19

037-2A

037-1A

037-11B

Old Buckingham Road

037-12

037B-2-10

037B-2-1

037-12D

037B-2-9

037B-2-2

037-12H

037-12C

037-2

037B-2-8

037B-2-3

Subject Parcels

037-11A

037B-2-7

OAKLAND ESTATES

037B-2-4

037-12F

037-3

037-12J

037-12B

037-12A

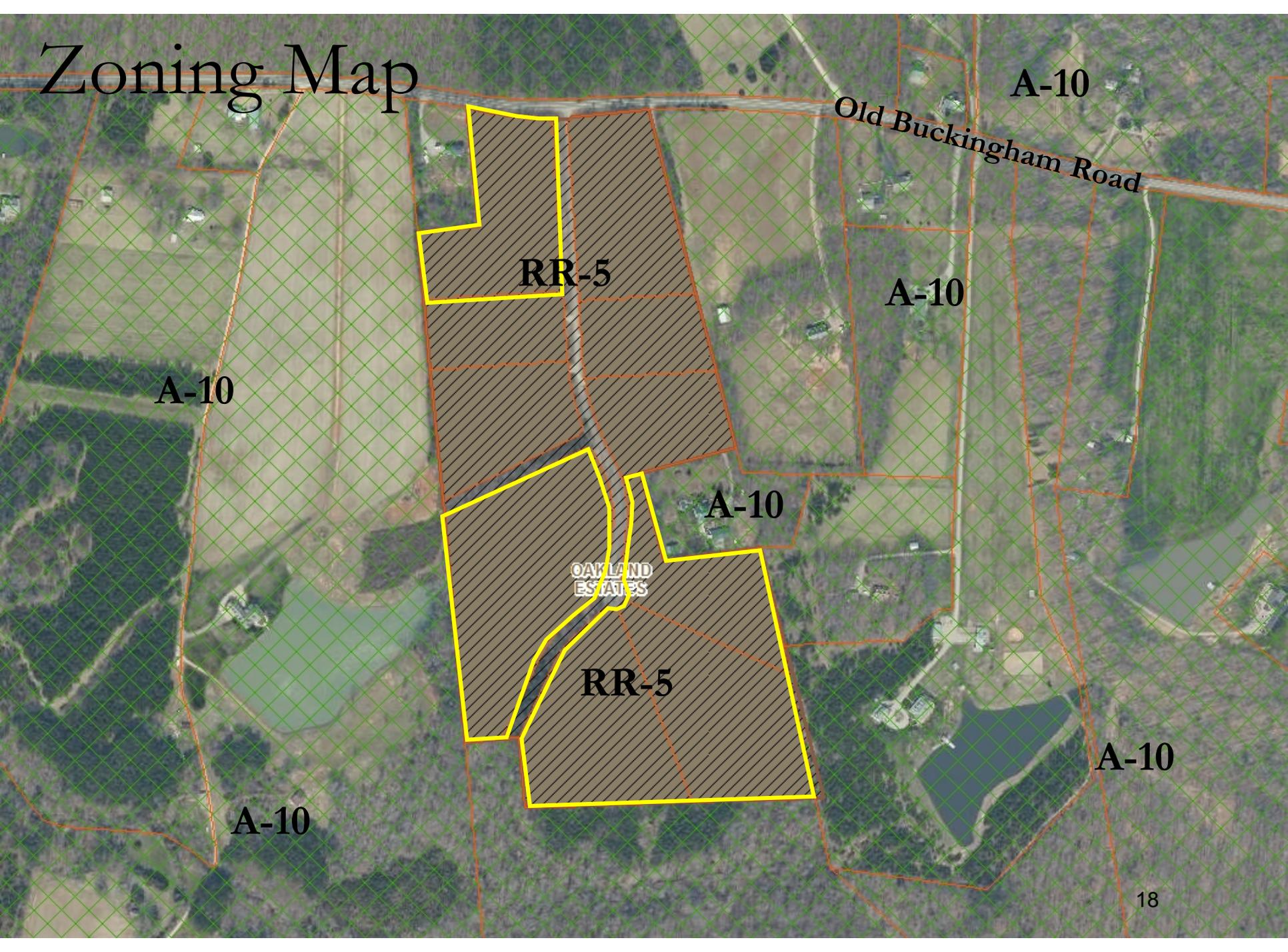
037B-2-6

037B-2-5

037-11

037-12E

Zoning Map



A-10

RR-5

A-10

A-10

Old Buckingham Road

A-10

OAKLAND
ESTATES

RR-5

A-10

A-10

Future Land Use Map

Rural Preservation

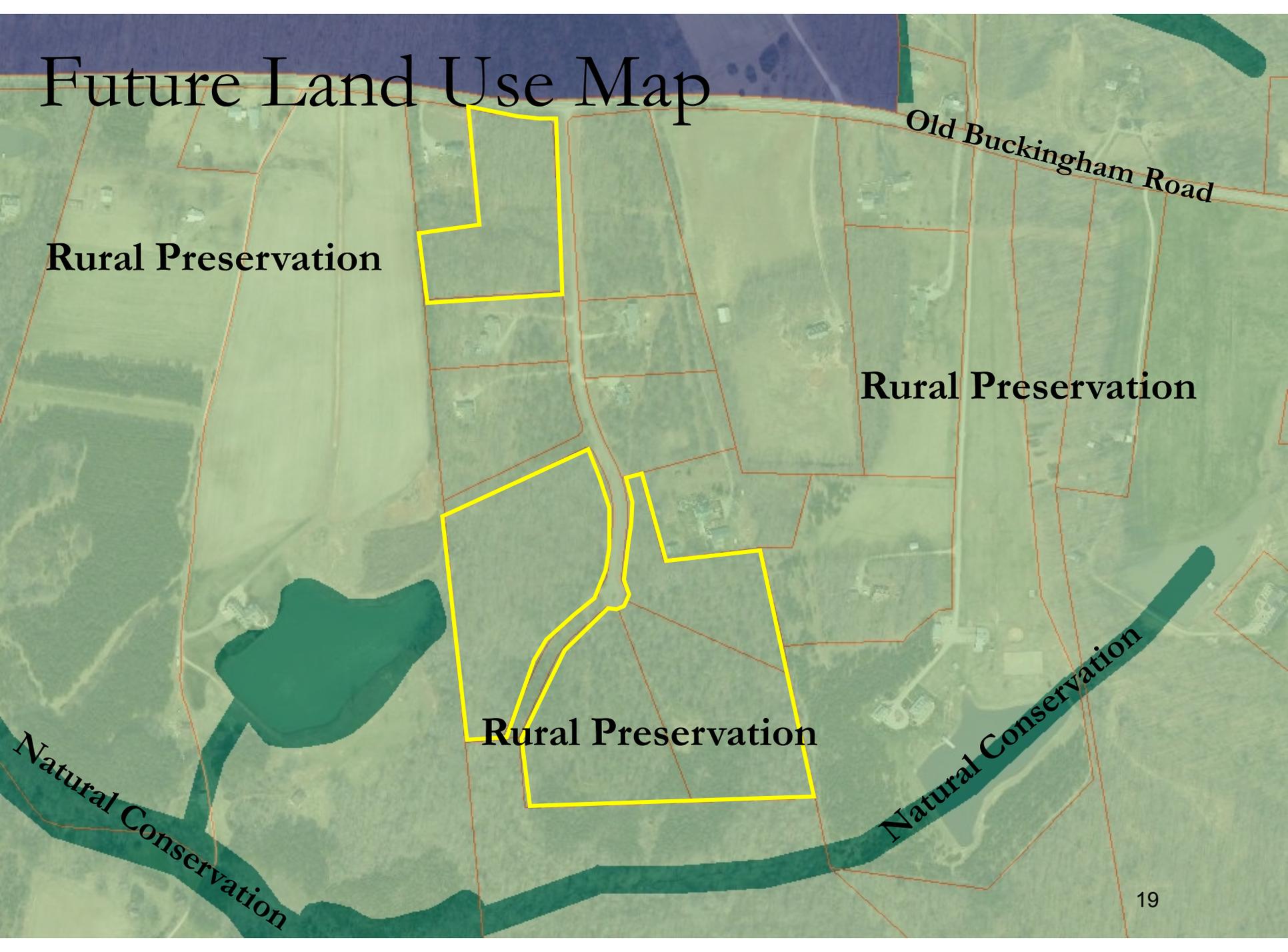
Old Buckingham Road

Rural Preservation

Rural Preservation

Natural Conservation

Natural Conservation



REZONING APPLICATION

Please Type or Print

For office use only Case # 16-02-REZC Date of Pre-application meeting MARCH 31, 2016 Date Filed 4/6/2016

APPLICANT INFORMATION

Owner/Applicant LESLEY D. ANDREWS Telephone 598-7282 REEVES J. HANKINS Telephone 598-9624 Address 4725 OLD BUCKINGHAM ROAD 2781 THREE BRIDGE ROAD Powhatan Va 23139 Contract Purchaser N/A Telephone N/A Address NA

Who Should Correspondence or Questions regarding this Application be directed to:

Name WOODROW COFER Telephone 598-2014 Address BOX 8, POWHATAN, Va 23139

PARCEL INFORMATION AND REQUEST

Tax Map 4-5-6-7-10 Section # 37B-2. Magisterial District MACON Location SOUTH SIDE OF ROUTE 13 Area (acres/sq. ft.) in Property 50.8 +/- Area (acres/sq. ft.) In Rezoning 50.8 +/- (06-03-REZC) Are there any Deed Restrictions? Yes No (If yes, attach copy of restrictions)

Current Zoning RR-5 06-03-REZC Requested Zoning

Describe in Detail the Proposed Use of Property: RESIDENTIAL HOMES IN AN EXISTING SUBDIVISION "OAKLAND ESTATES"

COMPREHENSIVE PLAN + IMPACT

Property is in Which Area of Policy Map - Rezoning in Conformance?

Property is in Which Area of Land Use Plan Map - Rezoning in Conformance?

Impacts on Surrounding Uses/Public Facilities to be addressed through Proffers:

Need for Dedication of Right-of-Way according to Thoroughfare Plan N/A

Need for Buffer Areas along Property Lines N/A # ft. width N/A

Need for Tree Retention in Buffers (> 4" Diameter) N/A Need for Inter-parcel Access N/A

Need for Conservation Easement (Residential) N/A Need for Inter-parcel Access N/A

Need to Assist County with Cost of Providing Public Facilities N/A

Need for a Fire Protection Plan to be prepared and approved by Fire Department N/A

Need for Architectural Design Standards to Assure Compatibility of Structures N/A

Minimum House Sizes to Assure Compatibility with Surrounding Subdivisions N/A Sq. Ft.

Limitations on Uses Which May Impact Adjacent Properties N/A

Limitations on Access to Existing Roads to protect their Traffic Carrying Capacity: N/A

Turn lane, taper N/A , Internal Subd. Rd. (Reverse frontage lots) N/A , Shoulders/Ditches

2nd entrance/exit N/A , Paired Driveways

CONCEPTUAL DEVELOPMENT PLAN

A conceptual development is required for all rezoning applications by Section 25.12 of the Zoning Ordinance and shall at a minimum include:

1. Drawn to an appropriate scale, a plot plan or survey plat showing the dimensions of the property.
2. For the rezoning tract, drawn to an appropriate scale, show the location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses, lakes, cemeteries, historic sites, major electrical and natural gas transmission lines.
3. The location and dimensions of proposed buffer areas, right-of-way dedications, internal roads, access to existing roads, and lot arrangement.
4. In the case of residential development, state the proposed number of dwelling units and average acreage per dwelling.
5. For the rezoning tract, show existing uses adjacent to the property to be zoned.

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia
County of Powhatan to wit

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed *Reeves Jefferson Hawkins*

Print Name REEVES JEFFERSON HAWKINS

Subscribed and sworn to before me this 1 day of APRIL, 20 16.

Notary Public *Woodrow K Cofer*



My Commission Expires OCT 31, 2016

*****PROFFERS MUST BE SUBMITTED TWO WEEKS PRIOR TO PLANNING***
COMMISSION AND BOARD OF SUPERVISORS MEETINGS.**

STATEMENT OF PROFFER

CASE # 16-02-REZC

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance. I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

AMEND PROFFERED CONDITION #3 FROM CASE # 06-03-REZC
TO READ AS FOLLOWS:
THE APPLICANT OR ASSIGNEE SHALL PAY \$1,880.00
PER LOT FOR INFRASTRUCTURE IMPROVEMENTS WITHIN THE
COUNTY OF POWHATAN PRIOR TO THE ISSUANCE OF CERTIFICATE
OF OCCUPANCY.

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

Reeves Jefferson Hankins
Owner of Record - Signature

APRIL 1, 2016
Date

Type or print name REEVES JEFFERSON HANKINS

COMMONWEALTH OF VIRGINIA,
COUNTY OF POWHATAN, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by
REEVES, whose name is signed to the above, on this 1 day of April 2016.
JEFFERSON HANKINS

Notary Public Woodrow K Cofer

My Commission expires: Oct 31, 2016



OWNERSHIP DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

<u>NAME</u>	<u>ADDRESS (Include Zip Code)</u>
REEVES J. HANKINS LOTS 5-6-7-10	2781 THREE BRIDGE ROAD 23139
LESLEY D. ANDREWS LOT 4	4725 OLD BUCKINGHAM ROAD 23139

I, REEVES JEFFERSON HANKINS, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 31B of tax map number(s) 31B-2-4, 5, 6, 7, & 10 requesting Rezoning, Conditional Use Permit, and Variance/Appeal. (Please circle one)

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

[Signature] Signature

STATE OF VIRGINIA
COUNTY OF POWHATAN, to wit:

This day REEVES JEFFERSON HANKINS personally appeared before me WOODROW COFER, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 1 day of APRIL, 2012.

Notary Public Woodrow K Cofer

My commission expires: OCT 31, 2016



APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, REEVES JEFFERSON HANKINS, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for REZONING (Specify type of request rezoning, conditional use permit, private road, variance, etc.).

Reeves Jefferson Hankins
Applicant's Signature

Date APRIL 1, 2016

Subscribed and sworn to before me this 1 day of APRIL, 2016

Woodrow K Cofer
Notary Public's Signature

OCT 31, 2016
Commission Expiration Date



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name REEVES J. HANKINS Telephone 804-598-9624
Address 2781 THREE BRIDGE ROAD, POWHATAN Va 23139
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____

being all of the owner(s) of the property described as County tax map numbers:

37B-2-5, 37B-2-6, 37B-2-7, 37B-2-10

and authorized to take such action, do hereby make, constitute and appoint:

2. Name WOODROW COFER Telephone 804-598-2014
Address Box 8, POWHATAN, Va 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3.

NONE

4. In witness whereof, I/we have hereto set my/our hand and seal this

1 day of APRIL 2016.

Kevin Jefferson Shanks
Signature(s) FINE CREEK BUILDING CO. INC PRESIDENT

Signature(s)

Signature(s)

Signature(s)

Witnessed
by: *David Armstrong*

Witnessed
by: _____

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name LESLEY D. ANDREWS Telephone 804-598-7282
Address 4725 OLD BUCKINGHAM ROAD, POWHATAN 23139
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____
Name _____ Telephone _____
Address _____

being all of the owner(s) of the property described as County tax map numbers:

37B-2-4

and authorized to take such action, do hereby make, constitute and appoint:

2. Name WOODROW COFFER Telephone 804-598-2014
Address BOX 8, POWHATAN VA 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. NONE

4. In witness whereof, I/we have hereto set my/our hand and seal this

1 day of April 20 16.

x July D Andrews
Signature(s)

Signature(s)

Signature(s)

Signature(s)

Witnessed
by:

Fine Creek Building Co.
By ~~Dever Anderson~~ president

Witnessed
by:

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

***Please invest sufficient time up front to complete all parts of this application so your rezoning request can move quickly through the rezoning process.

POWHATAN COUNTY PLANNING DEPARTMENT
APPLICATION FOR ZONING ACTION

1095-51
3525

Date of Pre-application meeting JAN 4, 2006

Case # 06-03-REZ

Date Filed 1-6-05

Please Type or Print

APPLICANT INFORMATION

Owner/Applicant CLIFTON R. NEWCOMB Telephone 598-4157

Address P.O. Box 936 Owner
MIDLOTHIAN, Va 23113 Lessee ()

Contract Purchaser G.M. MILLER CONSTRUCTION & FINE CREEK BUILDING INC Telephone _____
Address _____ (SEE CONCEPTUAL PLAN)

Who Should Correspondence or Questions regarding this Application be directed to:

Name WOODY COFER Telephone 598-2014

Address Box 8
POWHATAN, Va 23139

PARCEL INFORMATION + REQUEST

Tax Map 37 Section # PART OF #11 Magisterial District MACON

Location ROUTE 13 AND ROUTE 12A Area (acres/sq. ft.) in Property _____

ROUTE 13 Area (acres/sq. ft.) In Rezoning 50.5

Are there any Deed Restrictions? Yes ___ No ___ (If yes, attach copy of restrictions)

Current Zoning A Requested Zoning R-5

Describe in Detail the Proposed Use of Property: RESIDENTIAL LOTS

COMPREHENSIVE PLAN + IMPACT

Property is in Which Area of Policy Map RURAL PRESERVATION AREA Rezoning in Conformance? YES

Property is in Which Area of Land Use Plan Map LOW DENSITY RESIDENTIAL Rezoning in Conformance? YES

Impacts on Surrounding Uses/Public Facilities to be addressed through Proffers:

Need for Dedication of Right-of-Way according to Thoroughfare Plan 35' FROM C

Need for Buffer Areas along Property Lines _____ # ft. width 50'

Need for Tree Retention in Buffers (> 4" Diameter) 50' Need for Inter-parcel Access NO

Need for Conservation Easement (Residential) NONE Need for Inter-parcel Access NO

Need to Assist County with Cost of Providing Public Facilities YES

Need for a Fire Protection Plan to be prepared and approved by Fire Department YES

Need for Architectural Design Standards to Assure Compatibility of Structures YES

Minimum House Sizes to Assure Compatibility with Surrounding Subdivisions YES Sq. Ft.

Limitations on Uses Which May Impact Adjacent Properties NONE

Limitations on Access to Existing Roads to protect their Traffic Carrying Capacity:

Turn lane, taper NO, Internal Subd. Rd. (Reverse frontage lots) YES, Shoulders/Ditches NO

2nd entrance/exit NO, Paired Driveways NO

CONCEPTUAL DEVELOPMENT PLAN

A conceptual development is required for all rezoning applications by Section 25.12 of the Zoning Ordinance and shall at a minimum include:

1. Drawn to an appropriate scale, a plot plan or survey plat showing the dimensions of the property.
2. For the rezoning tract, drawn to an appropriate scale, show the location and dimensions of existing structures, right-of-ways, easements, boundaries, water courses, lakes, cemeteries, historic sites, major electrical and natural gas transmission lines.
3. The location and dimensions of proposed buffer areas, right-of-way dedications, internal roads, access to existing roads, and lot arrangement.
4. In the case of residential development, state the proposed number of dwelling units and average acreage per dwelling.
5. For the rezoning tract, show existing uses adjacent to the property to be zoned.

ADJACENT LAND OWNER LIST

<u>TAX MAP #</u>	<u>NAME</u>	<u>ADDRESS</u>
37-3	S.H. PATTERSON, JR.	2033 OLD TAVERN RD 23139
37-11B	LAURA L. MINARICH	PO BOX 2207 AQUEBOGUE, NY 11931
37-11A	LESLEY D. ANDREWS	4725 OLD BUCKINGHAM RD 23139
37-12D	MARSHALL BENNETT	4711 OLD BUCKINGHAM RD 23139
37-12F	KARL WHITEHEAD	4697 OLD BUCKINGHAM RD 23139
37-12E	ORLIN CLARKE	2802 HILLTOP LANE 23139
37-12B	CARROLL E. SMITH	4695 OLD BUCKINGHAM RD 23139
37-12A	ORLIN CLARKE	2802 HILL TOPLANE 23139
37-10	HALLIE C. HILDERBRAND	PO BOX 31 23139
37B 37B (1)15	DAVID STOUT	1789 JETER ROAD 23139
37B 37B (1)16	DONALD ROEBUCK	1785 JETER ROAD 23139
37B 37B (1)17	TAMELA S. SCHMIED	1775 JETER ROAD 23139
37B 37B (1)18	VERNON D. BYRD	1745 JETER ROAD 23139
49-4	BLANKENSHIP TRUSTS	PO BOX 549 23139

STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

State of Virginia
County of Powhatan to wit

I, CLIFTON R. NEWCOMB, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the ~~Lessee~~/Owner, I will produce a copy of a contract to purchase the property or I will present written certification contract to purchase the property or I will present written certification from the owner granting me the right to submit this application.

I, declare that I have familiarized myself with the rules and regulation pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

✓ Signed 

Print Name CLIFTON R. NEWCOMB

Subscribed and sworn to before me this 5 day of JANUARY, 2006.

Woodrow K. Gofa
Notary Public

OCT 31, 2008
My Commission Expires

OWNERSHIP DISCLOSURE

Both the Code of Virginia and the County Zoning Ordinance allow the County to request full disclosure of ownership in properties subject to this request. To assist us in obtaining this information, please complete this form in full.

Please list below the names and addresses of all owners or parties in interest of the land subject to this request:

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

NAME

ADDRESS (Include Zip Code)

CLIFTON R. NEWCOMB P.O. Box 936, MILOTHIAN 23113

I, CLIFTON R. NEWCOMB, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) 12 of tax map number(s) 37 requesting Rezoning, Conditional Use Permit, and Variance/Appeal. **(Please circle one)**

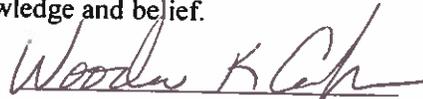
If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

 Signature

STATE OF VIRGINIA
COUNTY OF POWHATAN, to wit:

This day CLIFTON R. NEWCOMB personally appeared before me WOODROW CAFER, a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Ownership Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 5 day of JAN, 2005.


Notary Public

My commission expires: OCT 31, 2008.

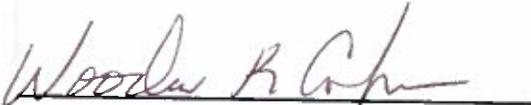
APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, CLIFTON R. NEWCOMB, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for REZONING (Specify type of request – rezoning, conditional use permit, private road, variance, etc.).


Applicant's Signature

Date JAN 5, 2006

Subscribed and sworn to before me this 5 day of JANUARY, 2005.


Notary Public's Signature

OCTOBER 31, 2008
Commission Expiration Date

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We
(Name) [Signature] Telephone 598-4157
(Address) _____
(Name) [Signature] (PRES) Telephone _____
GM Miller Const Co Inc
(Address) _____
(Name) [Signature] Telephone 598-9624
FinCreek Building Co Inc
(Address) _____
(Name) _____ Telephone _____
(Address) _____

being all of the owner(s) of the property described as County tax map numbers:

TM 37, PARCEL #11

and authorized to take such action, do hereby make, constitute and appoint:

2. (Name) WOODY COFER Telephone 598-2014
(Address) Box B, POWHATAN, Va 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, or variance, and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. NONE

4. In witness whereof, I/we have hereto set my/our hand and seal this

5 day of JANUARY, ~~2000~~ 2005.

Signature(s)

Signature(s)

Signature(s)

Signature(s)

Witnessed by: *[Handwritten Signature]*

Witnessed by: _____

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

PROFFERS MUST BE SUBMITTED TWO WEEKS PRIOR TO PLANNING COMMISSION AND BOARD OF SUPERVISORS MEETINGS.

STATEMENT OF PROFFER

CASE # 06-03-PEZ

Pursuant to Section 15.2-2296 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance. I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

- REV. APRIL 24, 2006 WKC*
REV. FEBRUARY 24, 2006 WKC
APRIL 27, 2006 WKC
W/EC MAY 5, 2002
- 1) THE CONCEPTUAL PLAN, DATED JANUARY 5, 2006, SHALL SUBSTANTIALLY CONTROL THE LOT LAYOUT AND SIZES.
 - 2) THE MAXIMUM NUMBER OF LOTS TO BE DEVELOPED SHALL NOT EXCEED 10. THE MINIMUM LOT SIZE SHALL BE 2 ACRES.
 - 3) THE APPLICANT AGREES THAT A CASH PROFFER WILL BE ASSESSED EACH OF THE 10 LOTS IN THE AMOUNT OF \$7,236 PER LOT, IF PAID PRIOR TO JULY 1, 2006. AFTER JULY 1, 2006, THE CASH PROFFER WILL BE THE AMOUNT APPROVED BY THE BOARD OF SUPERVISORS, NOT TO EXCEED \$7,236 PER LOT, ADJUSTED UPWARD BY ANY INCREASE IN THE CONSUMER PRICE INDEX. THE CASH PROFFER WILL BE DUE AND PAYABLE AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
 - 4) THE MINIMUM RESIDENCE SIZE SHALL BE AT LEAST 1600 SQUARE FEET OF HEATED LIVING SPACE (NOT TO INCLUDE GARAGE SPACE) FOR RANCHERS, 1800 SQUARE FEET FOR CAPE AND 2000 SQUARE FEET FOR ALL OTHER STYLE HOMES.
 - 5) THE APPLICANT SHALL DEDICATE 35' FROM CENTERLINE OF ROUTE No 13 TO POWHATAN COUNTY FOR FUTURE ROAD IMPROVEMENTS.

I hereby acknowledge that the Rezoning of the Subject Property gives rise to the need for these conditions.

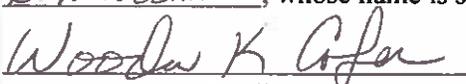

Owner of Record - Signature

JANUARY 5, 2006
Date

CLIFTON R. NEWCOMB
Type or print name

COMMONWEALTH OF VIRGINIA,
COUNTY OF POWHATAN, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by CLIFTON R. NEWCOMB, whose name is signed to the above, on this 5 day of JAN 2006.


Notary Public

My Commission expires: OCT 31, 2008

Proffers are due in this office by _____ Month _____ Day to be considered at the next Public meeting.

Continuation of STATEMENT OF PROFFER, Page 2

CASE # 06-03-REZ

Pursuant to Section 15.2-2298 of the Code of Virginia and Article 24 of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property which is the subject of this rezoning request, the following conditions:

- 6) ALL LOTS TO BE SUBDIVIDED AS A RESULT OF THIS REZONING SHALL HAVE ENTRANCES ONLY ON INTERNAL SUBDIVISION STREETS SHOWN ON THE CONCEPTUAL PLAN DATED ~~APRIL 27, 2006~~ MAY 5, 2006 AND NOT ROUTE No 13 OR PRIVATE EASEMENT TO ANDREWS PROPERTY
- 7) THE APPLICANT SHALL HAVE A FIRE PROTECTION PLAN APPROVED BY THE FIRE DEPARTMENT, IF REQUIRED BY POWHATAN FIRE DEPARTMENT.
- 8) THE APPLICANT WILL LEAVE THE NATURAL VEGETATIVE BUFFERS ALONG THE PERIMETER AS SHOWN ON THE CONCEPTUAL PLAN DATED ^{WORK} ~~APRIL 27~~ ^{APRIL 5} 2006 WHEREBY NO TREES SHALL BE CUT EXCEPT FOR THE PLACEMENT OF WELLS, SEPTIC FIELDS, ROADS, UTILITY AND DRAINAGE EASEMENTS WHICH MAY CROSS GENERALLY AT RIGHT ANGLES. THE WIDTH OF BUFFER ALONG "ANDREWS" ACCESS EASEMENT WILL BE INCREASE TO INCLUDE THE EASEMENT IN BUFFER.
- 9) THE APPLICANT SHALL PROVIDE AND RELOCATE THE ROADSIDE DITCH ACCORDING TO VDOT STANDARDS ALONG THE FRONTAGE ON ROUTE No 13 IF APPLICABLE, HOWEVER THE APPLICANT WILL NOT BE RESPONSIBLE FOR THE COST OF MOVING UTILITIES CAUSED BY DITCH RELOCATION.
- 10) ~~FOR THE PRIVATE ROAD (BETWEEN LOTS 7 & 8) AND~~ ^{WKC} ~~THE PRIVATE ROAD (BETWEEN LOTS 6 & 7)~~, SIGNAGE SHALL BE POSTED AT THE DEVELOPER'S EXPENSE TO ALERT THE PUBLIC OF THE PRESENCE OF A STUB ROAD ~~AND PRIVATE ROAD~~ ^{WKC}. LANGUAGE TO APPEAR ON THE SIGNS SHALL BE APPROVED BY THE PLANNING DEPARTMENT AND INSTALLATION VERIFIED IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAN APPROVAL PROCESS.
- 11) ~~MAXIMUM OF 3 LOTS ON PRIVATE ROAD (LOTS 6 & 7)~~ ^{WKC} COUNTY WILL AGREE TO APPROVE A LICENSE TO MR. C.R. NEWCOMB FOR USE OF THE STUB ROAD (B) AS AN ACCESS TO HIS PROPERTY

May 25, 2016

Dear Adjoining Landowner,

The Powhatan County *Planning Commission*, on **June 7, 2016 at 7:00 p.m.** in the **Powhatan Village Building Auditorium, 3910 Old Buckingham Road**, will hold a public hearing taking under consideration the following:

REZONING REQUEST

16-02-REZC: Lesley D. Andrews and Reeves J. Hankins (Powhatan Courthouse/Ballsville Electoral District) requests the amendment of the proffer statement for the Oakland Estates Subdivision (Case #06-03-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

As an adjacent property owner, you are being notified of the request. All Planning Commission meetings are open to the public and you are encouraged to attend on the day and time specified above. Copies of the proposed plans, ordinances, or amendments may be reviewed in the Department of Planning and Community Development in the Powhatan County Administration Building between 8:30 AM and 5:00 PM of each business day. Copies of staff reports are available one week prior to the Public Hearing upon request.

If you have any questions or would like more information on the request, please contact the Planning Department at 598-5621.

Sincerely,

Community Development Department Staff

AFFIDAVIT

CASE #: 16-02-REZC

NAME: Lesley D. Andrews and Reeves J. Hankins

LETTERS MAILED: May 25, 2016

**COMMONWEALTH OF VIRGINIA,
COUNTY OF POWHATAN, to-wit:**

The undersigned affiant, first being duly sworn, states that this affidavit is made pursuant to Va. Code 15.2-2204 to certify that written notice of a pending public hearing on the above case has been sent by first-class mail to the last known address as shown by the current real estates tax assessment books of the owners of each parcel butting and immediately across the street from the affected property.

Nancy Batterson

Signature

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid this day 25 of May, 20 16

Patricia M Sturrock

Notary Public



COMMONWEALTH OF VIRGINIA
COMMISSION OF GAME & INLAND
FISHERIES
PO BOX 90778
HENRICO, VA 23228

BONDS DAVID L & TAMMY L
4735 OLD BUCKINGHAM ROAD
POWHATAN, VA 23139

WHITEHEAD KARL O & AMY
4697 OLD BUCKINGHAM ROAD
POWHATAN, VA 23139

FINE CREEK BUILDING CO INC
2781 THREE BRIDGE RD
POWHATAN, VA 23139

THOMPSON GEORGE D & PAULA F
1853 OAKLAND ESTATES DR
POWHATAN, VA 23139

NEWCOMB CLIFTON R
6496 BLENHEIM RD
POWHATAN, VA 23139

ONEILL MICHAEL G JR & JENNIFER C
4695 OLD BUCKINGHAM RD
POWHATAN, VA 23139

JOSHPAIR LLC
4801 OLD BUCKINGHAM ROAD
POWHATAN, VA 23139

TONKS THOMAS III & JEAN M
1858 OAKLAND ESTATES DRIVE
POWHATAN, VA 23139

PATIERNO CLAUDE JR &
TERESA PHIPPS
1859 OAKLAND ESTATES DRIVE
POWHATAN, VA 23139

ANDREWS LESLEY D
4725 OLD BUCKINGHAM RD
POWHATAN, VA 23139

BENNETT MARSHALL D JR & DIANE W
4711 OLD BUCKINGHAM ROAD
POWHATAN, VA 23139

BRADBURY DAMON M
1864 OAKLAND ESTATES DR
POWHATAN, VA 23139

SEMINARA DOMINIC
1852 OAKLAND ESTATES DR
POWHATAN, VA 23139



16-01-PR, Stuart C. Reynolds

Staff Report prepared for the Planning Commission

This report is prepared by the County of Powhatan Department of Community Development Staff to provide information to the Planning Commission and Board of Supervisors to assist in making an informed decision on this matter.

I. PUBLIC HEARINGS:

Planning Commission

June 7, 2016

Action Item

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	Private Road approval to serve two lots.		
Existing Zoning:	A-10, Agricultural		
Parcel Size:	122 [±] acres		
Parcel ID#	26-1-1 & 26-1-1E		
Owner:	Shirley C. and Martha D. Reynolds Living Trust		
Location of Property:			
Electoral District:	5	Smiths Crossroads/Pineville/Tobaccoville	
2010 Land Use Plan Recommendation:	Rural Residential		
Zoning of Surrounding Property:	North:	A-10 - Agricultural	
	South:	RR-5 - Residential	
	East:	A-10 - Agricultural	
	West:	RR-5 - Residential	

III. EXECUTIVE SUMMARY:

The Applicant, Stuart C. Reynolds, is requesting approval to construct a two (2) lot private road in the A-10 Agricultural District per §6.2-2.2 & §6.2-3.0 of the Subdivision Ordinance.

The Applicant's parents, Shirley and Martha Reynolds, own an approximate one hundred twenty-two (122) acre tract of land referenced to Tax Map Parcel 26-1-1. The property is located on the west side of Three Bridge Road (Rt. 615) approximately 1/2 mile west of Maidens Road (Route 522).

The Applicant and owners are proposing to subdivide a minimum two (2) acre tract of land via family division per §5.5 of the Subdivision Ordinance. This parcel will share an existing thirty (30) foot wide access easement which crosses Shirley and Martha Reynolds' property serving the Applicant's parcel referenced to Tax Map Parcel 26-1-1E.

In order to prevent having to construct a three to five lot standard private road, the existing thirty (30) foot wide easement will be made exclusive to the Applicant's parcel and the proposed family division lot resulting in a two (2) lot private road. A condition to the private road approval has been included in this report to require the easement be made exclusive.

The private road is required to be constructed to the two (2)-lot residential driveway standard. Per §6.4-3.4 of the Powhatan County Subdivision Ordinance the driveway will have at least a ten (10) foot gravel width, a two (2) foot cleared buffer on either side, and a minimum vertical clearance of twelve (12) feet. Per §6.2-5.8, a road maintenance agreement will be signed by all parties involved and shall be established and recorded on the deed and title of the newly created lot.

IV. APPLICABLE CODE SECTIONS:

The provisions of the Subdivision Ordinance that are germane to this private road request are as follows:

6.2-2.0 Eligibility Criteria for Private Roads – The Planning Commission may approve any private road under the following circumstances:

- A. No lot of a subdivision to be served by such road shall be less than ten (10) acres in land area; or
- B. A subdivision contains only two (2) lots and such private road serves only the lots in such subdivision; each lot is not less than two (2) acres in land areas; and is the sole and direct means of access to a road in the state highway system.

6.2-3.0 Additional Eligibility Criteria for Private Roads – In addition to the provisions of Article 6.2-2.0, the Planning Commission may approve a subdivision served by one or more private roads in any case in which the subdivider, in accordance with Article 6.2-7.0 of this chapter demonstrates to the reasonable satisfaction of the Planning Commission that:

- A. Approval of such roads will alleviate a clearly demonstrable danger of significant degradation to the environment of the site or adjacent properties which would be occasioned by the construction of public roads; or

- B. For a specific, identifiable reason, the general public interest, as opposed to the propriety interest of the subdivider, would be better served by the construction of such roads than by the construction of public roads. In the case of any such approval, the Planning Commission may require such assurances from the subdivider in a form acceptable to the County Attorney as it may determine to be necessary to protect the public interest with respect to such roads.
- C. In the case of any such approval, the Planning Commission may require such assurances or performance guarantees from the subdivider in a form acceptable to the County Attorney as it may determine to be necessary to protect the public interest with respect to such roads. Such assurances shall be held by the County for a period of one (1) year from the completion of the private road construction for maintenance purposes, including but not limited to road surface integrity and soil stabilization.
- D. A private road shall be deemed completed when Planning Staff has received all required documents from the Applicant's licensed professional engineer certifying compliance with 6.2-5.0 and any other requirements of Article 6.

V. SUBJECT PROPERTY:

The subject property is approximately one hundred twenty-two (122) acres in size and is referenced to Tax Map Parcel 26-1-1. The property currently has an easement which serves the Applicant's parcel referenced to 26-1-1E. The property is located on the west side of Three Bridge Road (Rt. 615) approximately 1/2 mile west of Maidens Road (Route 522). The property is zoned Agricultural-10 (A-10) and is bordered to the north and east by Agricultural – 10 (A-10) zoned parcels. Pocahontas Woods Subdivision is located to the south and west which is zoned RR-5 Residential. The property is heavily wooded in mature hardwood forest.

VI. LAND USE ANALYSIS:

The current and proposed use of the property for single-family dwellings is permitted in the A-10 zoning district. The proposed 2-acre family division lot and the remaining 120-acre residual lot are in accord with the regulations within the A-10 zoning district. The development of a two (2) lot private road is permitted by the provisions of the County's Subdivision Ordinance.

VII. COMPREHENSIVE PLAN ANALYSIS:

The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The Plan does speak to residential development in the Rural Preservation designation in that it should be accommodated on lots of five (5) acres or more or on smaller lots in conservation subdivisions. The

Applicant's request to create a two (2) acre family division parcel is generally consistent with the 2010 Long-Range Comprehensive Plan.

VIII. PUBLIC SERVICE ANALYSIS:

The reviewing agencies made no adverse comments on this request.

IX. STAFF RECOMMENDATION:

The Applicant's request complies with the provisions of both the zoning and subdivision ordinances, therefore in accordance with public necessity, convenience, general welfare and good zoning practice, staff recommends approval of the request submitted by Stuart C. Reynolds to construct a two (2) lot private road subject to the following conditions:

1. The design and construction of the road shall be in compliance with all applicable provisions of the Subdivision Ordinance. In this case the road will be constructed at a minimum to the two-lot residential driveway standard having ten (10) foot wide gravel road surface, a two (2) foot cleared buffer on each side, and a minimum vertical clearance of twelve (12) feet. (Staff)
2. This is a private road and there will be no public maintenance of it now or in the future. This requirement is specifically noted in Section 6.2-5.8 of the Subdivision Ordinance as attached. (Staff)
3. The deed and plat of each lot on the road shall carry a restrictive covenant specifying that the road will be private and that there will be no responsibility imposed on Powhatan County and/or the Virginia Department of Transportation to construct, maintain or repair the private road. (Staff)
4. A road maintenance agreement signed by the parties involved shall be established and recorded with the title of the new lots. This maintenance agreement shall include a statement stating that the maintenance of drainage easements beyond the public road right-of-way shall be the responsibility of the property owners. (Staff)
5. If necessary, detailed road construction plans shall be submitted to the County showing road design, topography and drainage. (Staff)
The Applicant shall obtain a Land Disturbance Permit from the County before construction of the private road. (Staff)
6. The Applicant shall conform to §83.471 of the Powhatan County Zoning Ordinance with regards to buffers and setbacks associated with streams and wetlands. (Staff)
7. Secondary driveway culverts will need to be designed for any driveways that are crossing swales and streams. The crossing of any streams shall be at a right angle. (Staff)
8. Prior to the issuance of a Powhatan County Land Disturbance Permit, the Applicant shall obtain any necessary permits from USACE and/or DEQ for impacts to wetlands and streams associated with the construction of the road. Copies of the documents granting permission for impacts and a map showing

locations of allowable impacts shall also be submitted to the County prior to permit issuance. (Staff)

9. Septic systems are to be placed outside the stream buffers. (Staff)
10. The plat shall show all surface water bodies and their buffers per county classification. (Staff)
11. The HUD floodplain shall be shown on all lots, if applicable. Houses constructed on lots within a HUD floodplain shall be located outside of the floodplain horizontally 10 feet and vertically 1 foot. (Staff)
12. The address numbers for these dwellings need to be a minimum of four (4) inches in height, reflective and located in two (2) locations. The address numbers need to be located where the private road meets the state road and needs to be highly visible from both directions. The address numbers also need to be located where the dwellings' driveway meets the private road so each dwelling site can be quickly identified in an emergency. (Fire)
13. The owner/developer must retain the services of an Authorized Onsite Soil Evaluator (AOSE) to provide adequate information to the Powhatan Health Department to determine if the lot contains suitable primary and reserve areas for septic systems and sites for private wells. Lot-specific soil information and a home site planning plat are to be submitted and approved by the Health Department. (Staff)
14. The connection of the proposed private road onto Three Bridge Road (State Route 615) shall meet the requirements of a private entrance (PE-1). (VDOT)
15. The issuance of a VDOT Land Use Permit is required prior to any construction activity within the right-of-way limits of State Route 615. A Land Use Permit may be obtained when construction plans are approved. (Staff)
16. Prior to the approval of a plat for the lots served by the road, a licensed surveyor shall certify and provide documentation to the Planning Department that the private road meets the construction standards of the Powhatan County Subdivision Ordinance. As an alternative, the Applicant(s) may furnish the County assurances or performance guarantees for the road's construction cost along with a letter establishing the proposed construction schedule. Such assurances shall be held by the County for a period of one (1) year from the completion of the private road for maintenance purposes, including but not limited to road surface integrity and soil stabilization. No building permits shall be issued prior to private road completion. (Staff)
17. The thirty foot wide access easement shall be made exclusive to the proposed lot and the Applicant's existing parcel referenced to Tax Map Parcel 26-1-1E. Language shall be included in the deeds of all necessary parties. Copies of the documents of the exclusive easement shall be provided as well as proof of recordation.

X. PROPOSED RESOLUTION:

In accordance with Sections 6.2-2.0 & 6.2-3.0, of the Powhatan County Subdivision Ordinance, and public necessity, convenience, general welfare and good zoning practice, the Planning Commission (*approves / denies / defers*) of the request submitted by David C. Bailey to construct a two (2) lot private road subject to the conditions presented above.

Attachment(s):

1. Map of the General Area of Proposal
2. Zoning Map of Area
3. Application for Private Road approval
4. Proposed Plat

Powhatan County

Legend

-  County Boundary
-  Places
-  Parcels



Feet

0 200 400 600 800
1:9,028 / 1"=752 Feet

Title: 16-01-PR Reynolds Subject Properties

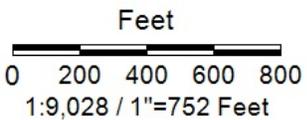
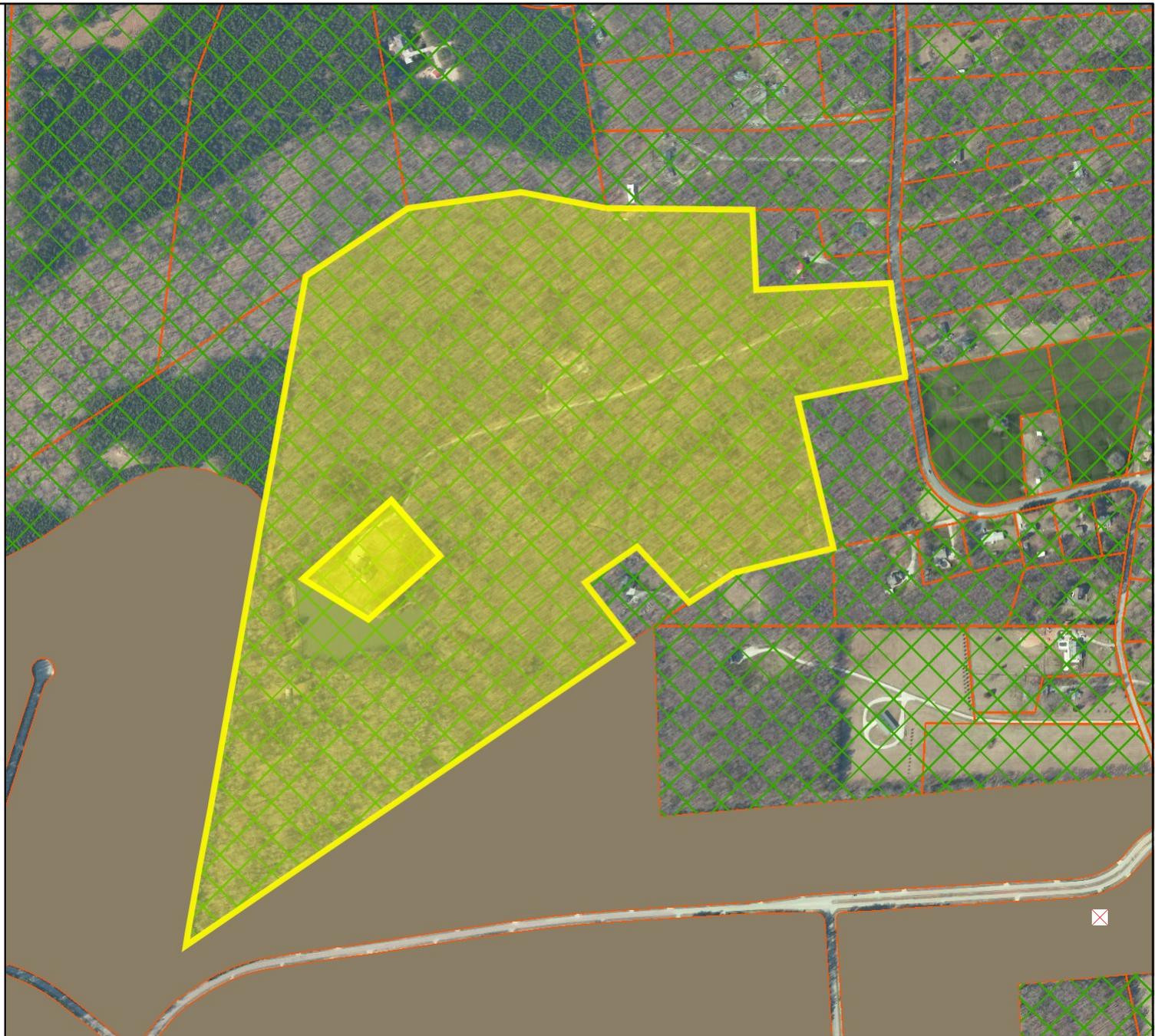
Date: 5/19/2016

DISCLAIMER: ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND SHALL ONLY BE USED FOR THE SOLE PURPOSE FOR WHICH IT WAS PROVIDED. ANY OTHER USE OF THIS MAP, OR THE INFORMATION INCLUDED THEREON, IS STRICTLY PROHIBITED. THE DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY. THIS MAP MAY NOT BE COPIED OR OTHERWISE MADE AVAILABLE TO ANY OTHER PARTY IN PAPER OR ELECTRONIC FORMAT.

Powhatan County

Legend

-  County Boundary
-  Places
- Zoning**
-  Agricultural Forestal District
-  Agriculture A-10
-  Agricultural/Animal Confinement
-  Commercial
-  Courthouse Square Center
-  Industrial - 1
-  Industrial - 2
-  Mining
-  Office
-  Residential - 2
-  Rural Residential 5
-  Residential Commercial
-  Residential Utility
-  Rural Residential
-  Parcels



Title: 16-01-PR Reynolds Zoning Map

Date: 5/19/2016

DISCLAIMER: ALL INFORMATION DEPICTED ON THIS MAP SHALL BE TREATED AS CONFIDENTIAL INFORMATION AND SHALL ONLY BE USED FOR THE SOLE PURPOSE FOR WHICH IT WAS PROVIDED. ANY OTHER USE OF THIS MAP, OR THE INFORMATION INCLUDED THEREON, IS STRICTLY PROHIBITED. THE DATA SHOWN ON THIS MAP IS FOR INFORMATION PURPOSES ONLY. THIS MAP MAY NOT BE COPIED OR OTHERWISE MADE AVAILABLE TO ANY OTHER PARTY IN PAPER OR ELECTRONIC FORMAT.

PRIVATE ROAD APPLICATION FORM

APPLICANT STUART C. REYNOLDS TELEPHONE # 804-683-0350

ADDRESS P.O. Box 451 Powhatan VA 23139

LAND OWNER Shirley C. + MARTHA D. Reynolds Living Trust (If applicant is not the landowner, the landowner must sign a Limited Power of Attorney Form page 7)

LANDOWNER ADDRESS P.O. Box 4 Powhatan, VA. 23139

Answer either question 1 or 2 below:

1. Are you adding a lot(s) to an existing private road? YES [checked] NO [] (If Yes, answer items a - f.)

a. Location of road: Tax Map 26-1-1 Off of Which Public Road? Rt 615, Three Bridge Rd.

b. Is there a recorded 50-foot wide right-of-way that provides direct access to a public road? Yes [] No [checked]

If No, how wide is the right-of-way? 30 FT

Can additional right-of-way be acquired? N/A

c. Does the applicant have an unrestricted, recorded right to use such access? [checked] Yes [] No

d. How many lots/parcels are on the private road? 2

e. Tax Map Parcel Numbers of lots/parcels on the private road: 26-1-1, 26-1-1E

f. What type of lot(s) are proposed, i.e. Large Lot, Single Cut? Family Divisional

- Size in acres of proposed lot(s) 2 AC

g. What is the total number of lots served by the private road? 2

2. Are the proposed lots creating a new private road? YES [] NO [checked] (If Yes, answer items a - g)

a. Tax Map Parcel Number _____ off of which Public Road? _____

b. Will a 50-foot right-of-way be recorded that provides direct access to a public road? YES [] NO []

If no, why can't a 50' right-of-way be established? How wide is the proposed right-of-way?

Case Number _____ Submittal Date _____ P. C. Meeting _____

c. Does the applicant have an unrestricted, recorded right to use such access? Yes No

d. Tax Map Parcel Number of parcel(s) the road will cross _____

e. Will the road only serve 2 lots (Single Cut Subdivision)? _____

- Size in acres of the two lots? _____

f. Large Lot Development. Number of new lot(s) proposed? _____

- Size in acres of the new lot(s)? (*Minimum lot size 10 acres*)

g. If three (3) or more lots are to be created, provide several alternative names for the road:

a. _____

b. _____

c. _____

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I/We

Name Shirley C. Reynolds Telephone 804 598-3610
Address P.O. Box 4 Powhatan, VA. 23139
Name Judith M. Reynolds Telephone (804) 370-3214
Address P.O. Box 491 Powhatan, VA 23139
Name STUART C. REYNOLDS Telephone 804-683-0350
~~(804) 370-3214~~
Address P.O. Box 491 Powhatan, VA 23139
Name _____ Telephone _____
Address _____

being all of the owner(s) of the property described as County tax map numbers:

26-1-1, 26-1-1E

and authorized to take such action, do hereby make, constitute and appoint:

2. Name STUART C. REYNOLDS Telephone 804 683-0350
Address P.O. Box 491 Powhatan, VA 23139

to act as my/our true and lawful attorney-in-fact for and in my/own name, place and stead with full power and authority I/we would have if acting personally to seek rezoning, conditional use, variance, appeal or any other zoning matter, and to set forth and offer such legally acceptable voluntarily proffered conditions (including any additions, amendments, modifications or deletions thereto), or any other agreements or representations that in his discretion are deemed reasonable, appropriate and necessary except as follows:

3. _____

4. In witness whereof, I/we have hereto set my/our hand and seal

this 21st day of March, 2016.

Shirley Reynolds
Signature(s)

J. Bell
Signature(s)

Judith M. Reynolds
Signature(s)

Signature(s)

Witnessed by: Lindsey B. Davis

Witnessed by: Kati Reynolds

NOTE: This document, with original signatures, shall be filed with the application and become a permanent part thereof.

TO BE RECORDED IN DEED BOOK CIRCUIT COURT CLERK'S OFFICE

FAMILY DIVISION LOT AFFIDAVIT

The undersigned Grantor(s) and Grantee(s) request authorization to divide a certain lot whose tax parcel identification number is 26-1-1, as a Family Division as specified in Article 5, Section 5.5 of the Subdivision Ordinance. The undersigned affirms that the proposed division meets all requirements of Section 5.5 of the Subdivision Ordinance and the division requested hereby is not for the purpose of Circumventing the Subdivision Ordinance.

The undersigned Grantor(s) and Grantee(s) understand that any lot created hereby must conform to the provisions of the Subdivision and Zoning Ordinances prior to the issuance of a building permit.

FOR A FAMILY DIVISION

The undersigned Grantee (Lot Recipient) understands that the intent of the Family Division is for homesteading purposes for members of **the immediate family** of the property owner or owners. Only one such division shall be allowed per family member.

During the initial five (5) year period following the creation of lots by Family Division, no sale of any such lot shall be made and no residential structure on such lot shall be rented to any person other than an immediate family member unless such lots are subject to an involuntary transfer such as by foreclosure, death, judicial sale, condemnation, or bankruptcy and such transfer is approved by the Director.

A member of the immediate family is defined as any person who is a natural or legally defined offspring, spouse, grandchild, grandparent, sibling, or parent of the owner.

Name of family member (Grantee) SEAN M. DAVIS. LINDSEY B. DAVIS Relationship to Grantor Grandchild

I, SEAN M. DAVIS LINDSEY B. DAVIS, as the undersigned Grantee (Lot Recipient) agree to abide by the conditions of the Family Division.

GRANTEE (S):
(Receives parcel)

Sean M. Davis
Signature

Lindsay B. Davis
Signature

GRANTOR (S):
(Provides the parcel)

Shirley C. Reynolds
Signature

Signature

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF POWHATAN, to wit:

Sworn and subscribed to before me, a Notary Public, this 23 day of MARCH, 2016.

by 1 SEAN M. DAVIS, 2 LINDSEY B. DAVIS.

Edmund C. Burruss
Notary Public
EDMUND C. BURRUSS #158792

July 31, 2016
Commission expires

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to wit:

Sworn and subscribed to before me, a Notary Public, this 23 day of MARCH, 2016.

by 3 SHIRLEY C. REYNOLDS, 4 _____.

Edmund C. Burruss
Notary Public EDMUND C. BURRUSS #158792
Plats Officer & Date Approved _____

July 31, 2016
Commission expires



OWNERSHIP DISCLOSURE

Please list below the names and addresses of all owners or parties in interest of the land:

<u>NAME</u>	<u>ADDRESS (Include Zip Code)</u>
<u>Shirley C. + Martha D. Reynolds Living Trust</u>	<u>P.O. Box 4 Powhatan, VA 23135</u>
<u>STUART C. + Judith M. Reynolds</u>	<u>P.O. Box 451 Powhatan, VA 23135</u>

NOTE: If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

I, STUART C. REYNOLDS, do hereby swear and affirm that to the best of my knowledge and belief, the above information is true and that I am the applicant for this request for parcel number(s) of tax map number(s) requesting Private Road approval.

If the above information changes at any time while this case is being considered, I will provide the County with an updated list.

Signature [Handwritten Signature]

STATE OF VIRGINIA
COUNTY OF POWHATAN, to wit:

This day STUART C. REYNOLDS personally appeared before me, EDMUND C. BURRUS a Notary Public in and for the County and State aforesaid, and swore or affirmed that the matters stated in the foregoing Zoning Disclosure Affidavit are true to the best of his/her knowledge and belief.

Given under my hand this 21 day of MARCH, 2016.

[Handwritten Signature]
Notary Public
EDMUND C. BURRUS # 158742

My commission expires: July 31, 2016

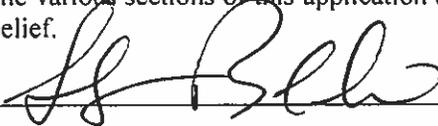


STATEMENT FOR VALIDITY OF INFORMATION

Every applicant shall sign the following document to substantiate the validity of submitted information.

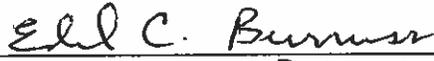
State of Virginia
County of Powhatan to wit

I, STUART C. REYNOLDS, declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signed 

Print Name STUART C. REYNOLDS

Subscribed and sworn to before me this 21 day of MARCH, 2016.

Notary Public Signature 
EDMUND C. BURRUSS #158742

My Commission Expires on July 31, 2016

APPLICANT'S PERMISSION FOR INSPECTION OF PROPERTY

I, STUART C. REYNOLDS, hereby grant access to the Planning Director, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application for a private road.

3/21/16
Date  Applicant's Signature

Subscribed and sworn to before me this 21 day of MARCH, 2016.

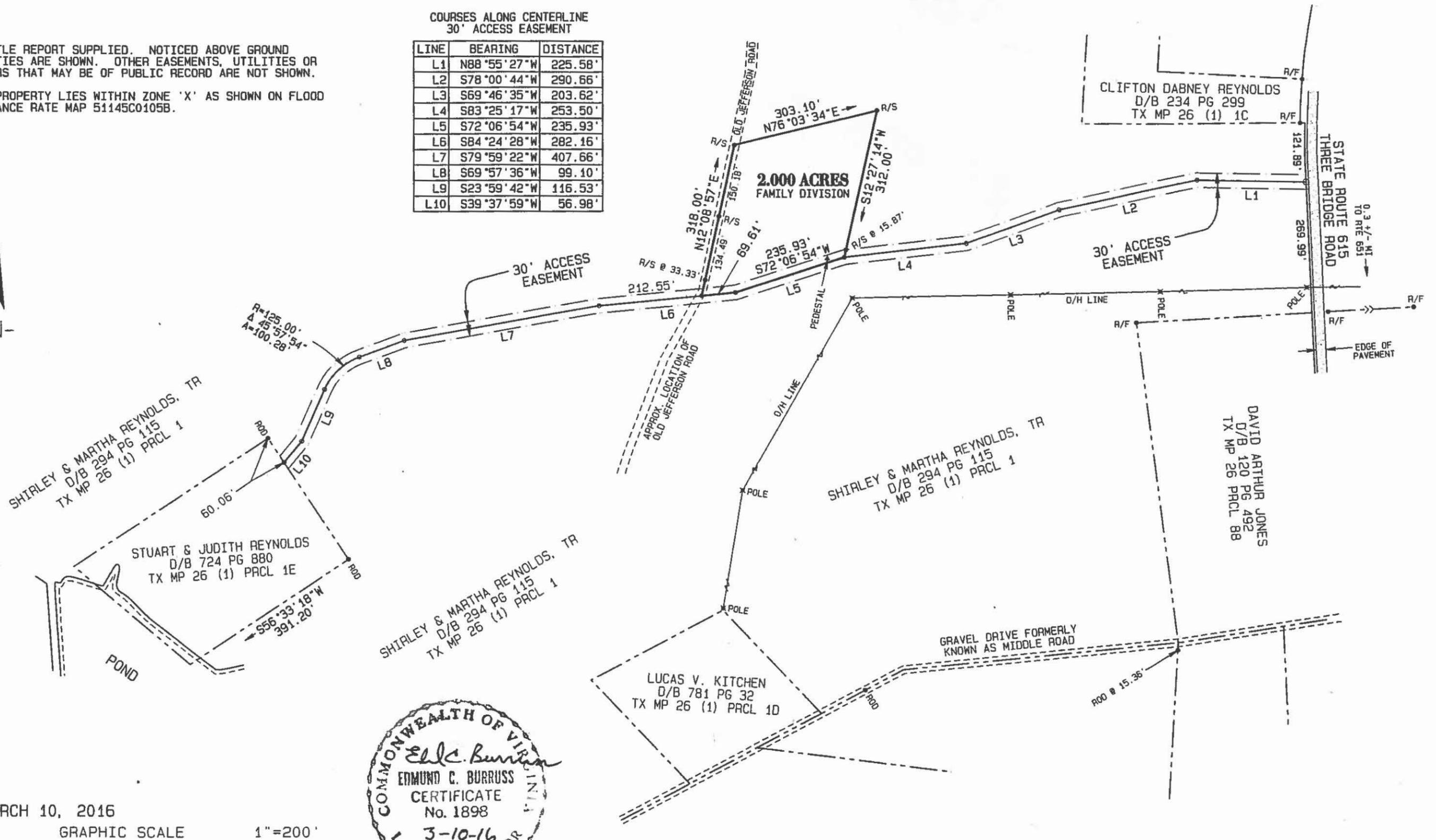
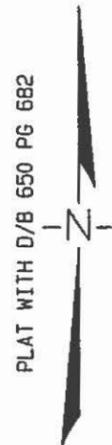
 Notary Public's Signature
EDMUND C. BURRUSS #158742
July 31, 2016 Commission Expiration Date

NOTES:

- 1) NO TITLE REPORT SUPPLIED. NOTICED ABOVE GROUND UTILITIES ARE SHOWN. OTHER EASEMENTS, UTILITIES OR MATTERS THAT MAY BE OF PUBLIC RECORD ARE NOT SHOWN.
- 2) THIS PROPERTY LIES WITHIN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP 51145C0105B.

COURSES ALONG CENTERLINE
30' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N88°55'27"W	225.58'
L2	S78°00'44"W	290.66'
L3	S69°46'35"W	203.62'
L4	S83°25'17"W	253.50'
L5	S72°06'54"W	235.93'
L6	S84°24'28"W	282.16'
L7	S79°59'22"W	407.66'
L8	S69°57'36"W	99.10'
L9	S23°59'42"W	116.53'
L10	S39°37'59"W	56.98'



DATE: MARCH 10, 2016

GRAPHIC SCALE 1"=200'



BURRUSS LAND SURVEY, LLC

PO BOX 26 POWHATAN VA 23139 PH: (804) 598-7697



PLAT OF A PARCEL OF LAND IN THE MACON DISTRICT OF POWHATAN COUNTY VIRGINIA
FAMILY DIVISION FROM TAX MAP SECTION 26 (1) PARCEL 1