

Residential Growth Areas and Trends

Lot Sizes in R-A & A-1

PRINCE GEORGE COUNTY

BOARD OF SUPERVISORS WORK SESSION

DECEMBER 8, 2020



Single Family Dwellings New Construction

COUNTYWIDE

2 Year SFD Permit Total is 219

5 Year SFD Permit Total is 454

Planning Area: 277

Rural Conservation Area: 177

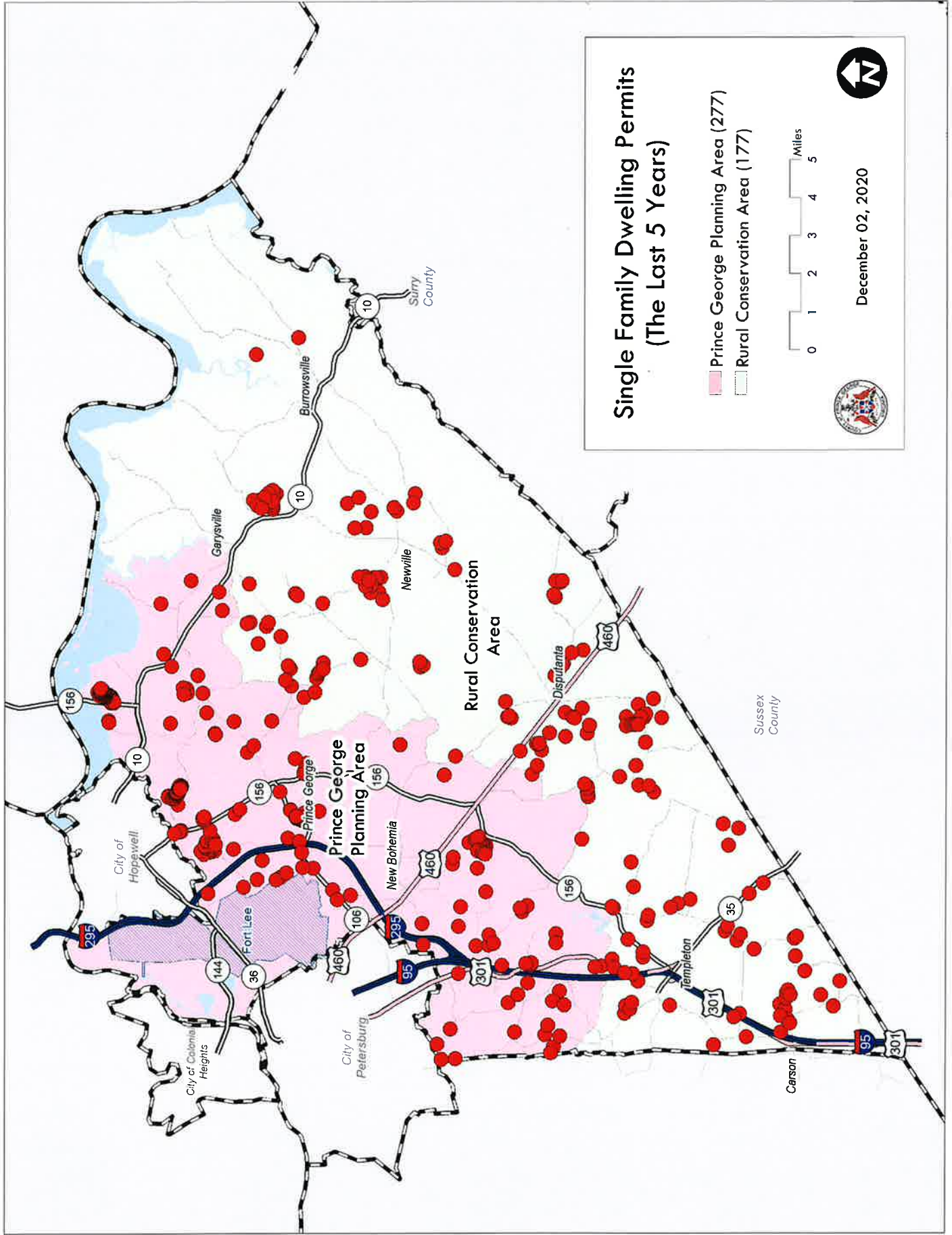


Single Family Dwelling Permits (The Last 5 Years)

- Prince George Planning Area (277)
- Rural Conservation Area (177)



December 02, 2020

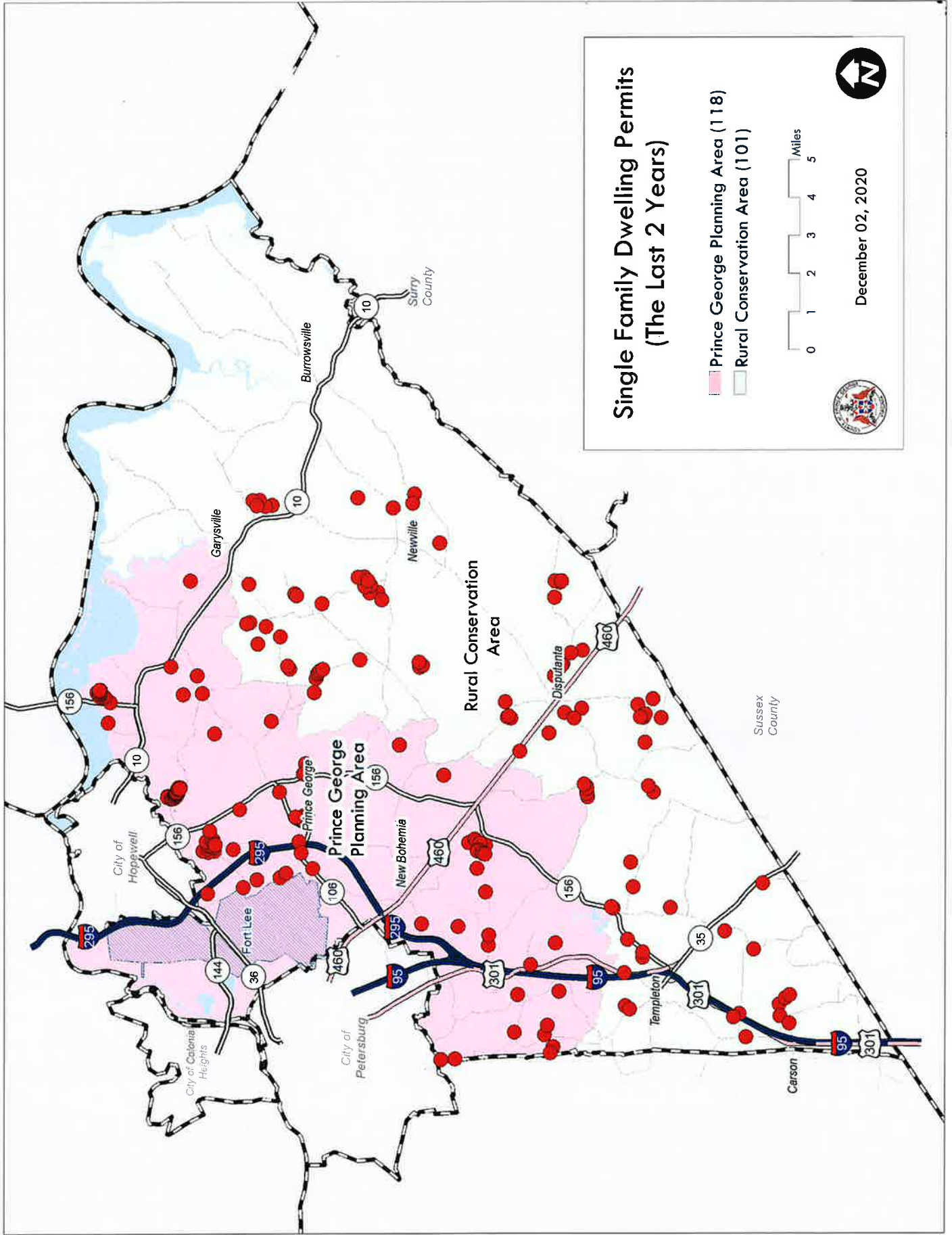


Single Family Dwelling Permits (The Last 2 Years)

- Prince George Planning Area (118)
- Rural Conservation Area (101)

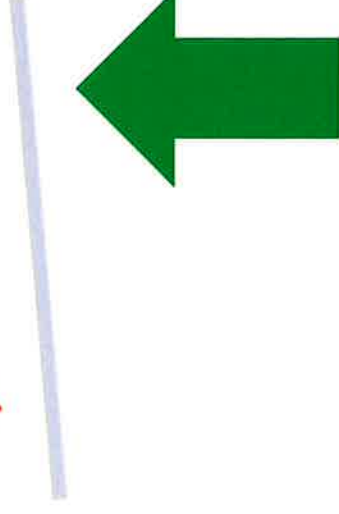
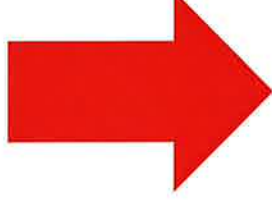


December 02, 2020



Growth Trends

- Goal is to encourage and develop growth in the Planning Area in order to efficiently manage and provide services, infrastructure and businesses
- Rural Conservation Area designed to preserve green space and encourage preservation of land and resources
- Two year and Five year totals show slight majority of SFD growth in the Planning Area for the past two years; 60/40 split for the past five years (53% 2Y and 61% 5Y)
- Disproportionate amount of growth in the Rural Conservation Area vs. Planning Area in the last two years



5 Acre Lot Size Typical Development in Rural Conservation Area

OWNER'S CONSENT AND DEDICATION
I, the undersigned, do hereby consent and dedicate to the public use of the State of Virginia, the land shown on this plat as being the site of the proposed development, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto.

CITY/COUNTY OF: CALVERT CLIFF
COMMONWEALTH OF VIRGINIA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON _____ AT _____
BY _____
Richard L. Tinkler, Jr.,
Notary Public
NOTARY REGISTRATION NUMBER: 3103117
MY COMMISSION EXPIRES: 11/01/2013



This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto.

This subdivision was submitted to the Health Department for review to § 3-2.1-103.5 of the Code of Virginia which requires a professional engineer working in consultation with an ADESE for residential development. The department is not required to issue a permit for such a subdivision as long as the subdivision was certified as being in compliance with the board of health's regulations by Scott Stowers - ADESE # 28203-2822. This subdivision approval is issued in reliance upon that certification.

Pursuant to § 3-2.1-103.5 of the Code of Virginia this approval is not an assurance that onsite sewage disposal systems construction permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system. All lots in this subdivision are subject to the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto, and I agree to be bound by the provisions of the Code of Virginia, Title 55.1, Chapter 13, and any amendments thereto.

This subdivision approval is issued in reliance upon the construction of approved lots are suitable for "Traditional Systems", however actual system designs may be different at the time construction permits are issued.

ADSE/PE Name: Scott Stowers
Certification or License Number: #1940.00.0032
Date: 1/17/2013

U.S. ROUTE 460

Site Development
Residential
Infrastructure
Technology

VICINITY MAP SCALE 1"=2000'

APPROVED FOR RECORDATION IN
PRINCE GEORGE COUNTY, VIRGINIA
THIS PLAT SHALL BE RECORDED WITHIN SIX
(6) MONTHS OF THE DATE OF APPROVAL.

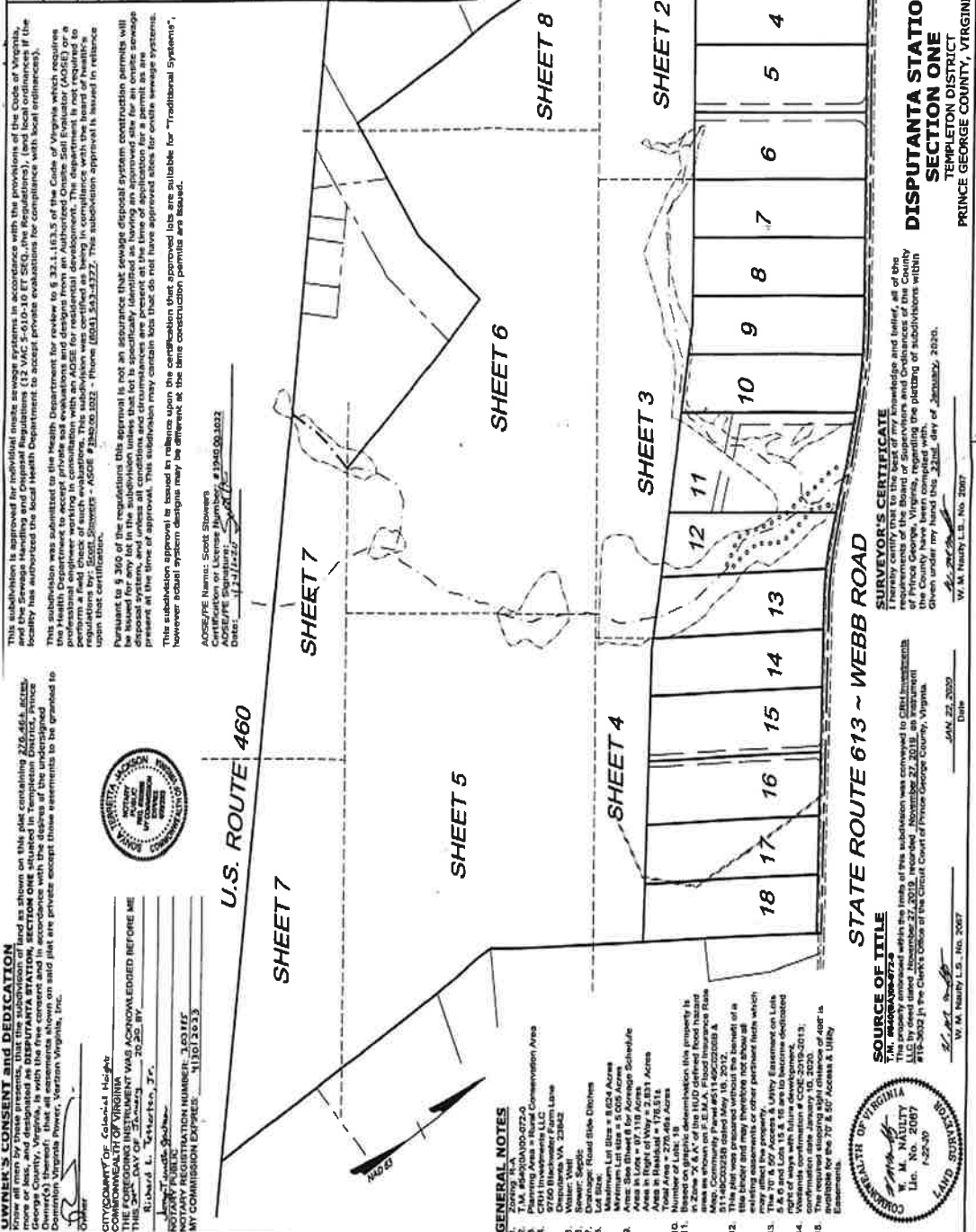
DATE: 2/7/2013
DATE: 2/5/2013

DATE: 1-2-71

SUBDIVISION AGENT: [Signature]
DATE: 2/7/2013

DATE: 2/5/2013

DATE: 1-2-71



GENERAL NOTES

1. T.M. 84-2010-072-0
2. Planning Area is Rural Conservation Area
3. 511-402020185 dated May 18, 2012.
4. 511-402020185 dated May 18, 2012.
5. This plat was prepared without the benefit of a survey of the property.
6. This plat shows all existing easements or other party interests which may affect the property.
7. This plat shows all easements or other party interests which may affect the property.
8. This plat shows all easements or other party interests which may affect the property.
9. This plat shows all easements or other party interests which may affect the property.
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12. This plat shows all easements or other party interests which may affect the property.
13. This plat shows all easements or other party interests which may affect the property.
14. This plat shows all easements or other party interests which may affect the property.
15. This plat shows all easements or other party interests which may affect the property.

SOURCE OF TITLE

T.M. 84-2010-072-0
W. M. NABITY
Lic. No. 2007
1-2-3-9

LAND SURVEY

W. M. NABITY L.S. No. 2007

DATE

JAN 22, 2013

SCALE

1"=300'

DISPUTANTA STATION

SECTION ONE
TEMPLETON DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

SCALE

1"=300'

DATE

JAN 22, 2013

SCALE

1"=300'

DATE

JAN 22, 2013

SCALE

1"=300'

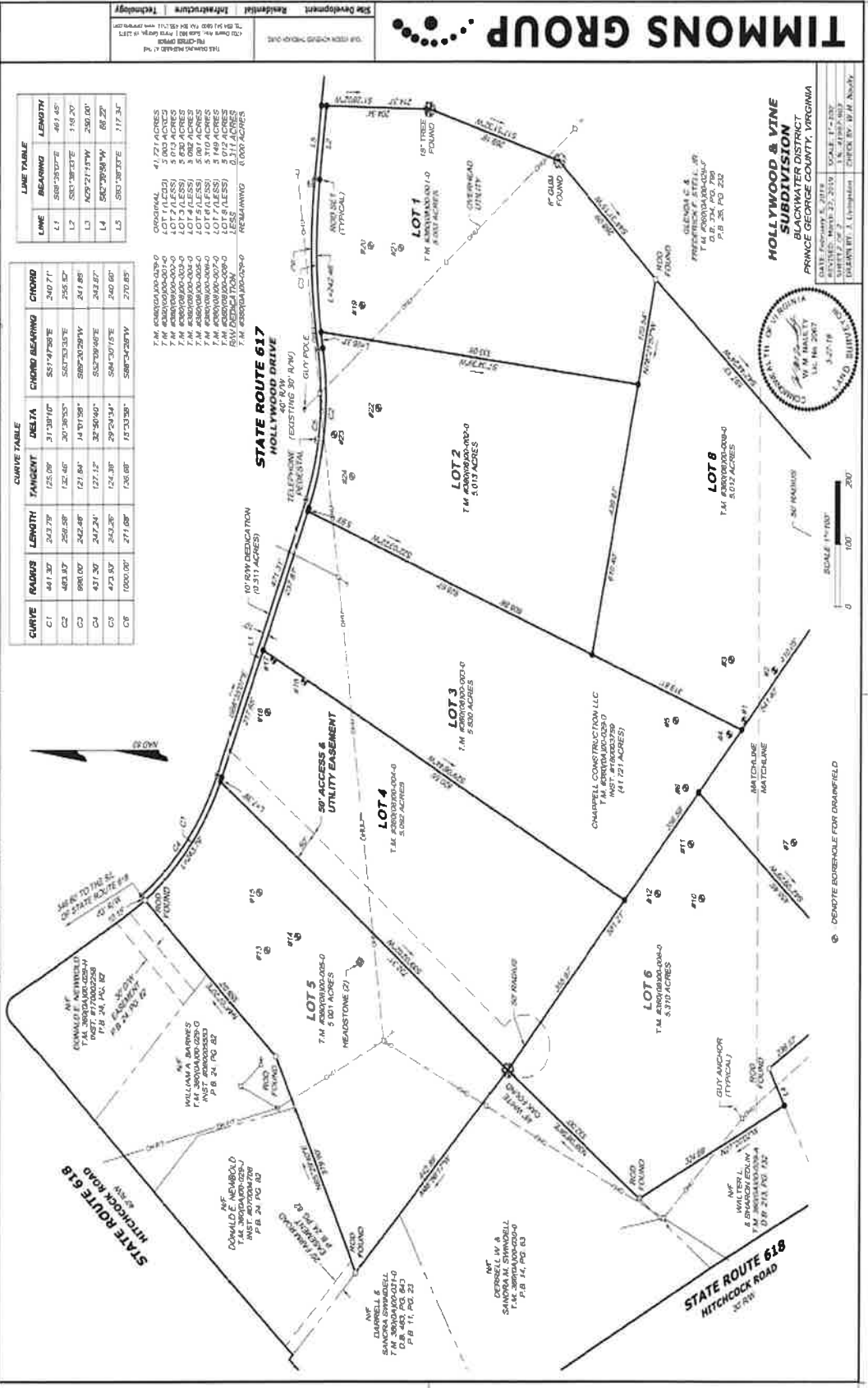
DATE

JAN 22, 2013

5 Acre Lot Size Typical Development in Rural Conservation Area

Instrument 19001123

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CURVE TABLE			
CURVE	BEARS	LENGTH	TANGENT
C1	441.37	242.79	125.09
C2	403.87	258.58	132.46
C3	691.07	242.48	121.84
C4	431.30	242.24	127.12
C5	473.37	242.36	124.38
C6	1000.00	271.68	135.88

CURVE BEARING			
CHORD	BEARING	DELTA	CHORD
240.71	S51°47'30"E	31°30'10"	240.71
258.58	S57°33'33"E	30°36'35"	258.58
241.85	S59°20'29"W	14°10'59"	241.85
242.87	S52°09'46"E	32°40'00"	242.87
240.80	S64°30'15"E	29°24'34"	240.80
270.85	S58°34'28"W	15°33'38"	270.85

LINE TABLE	
LINE	LENGTH
L1	589°23'02"E 461.45'
L2	S53°38'27"E 118.20'
L3	N02°21'15"W 200.00'
L4	S82°39'54"W 69.22'
L5	S50°38'37"E 117.34'

TIMMONS GROUP

HOLLYWOOD & VINE SUBDIVISION
BLACKWATER DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA



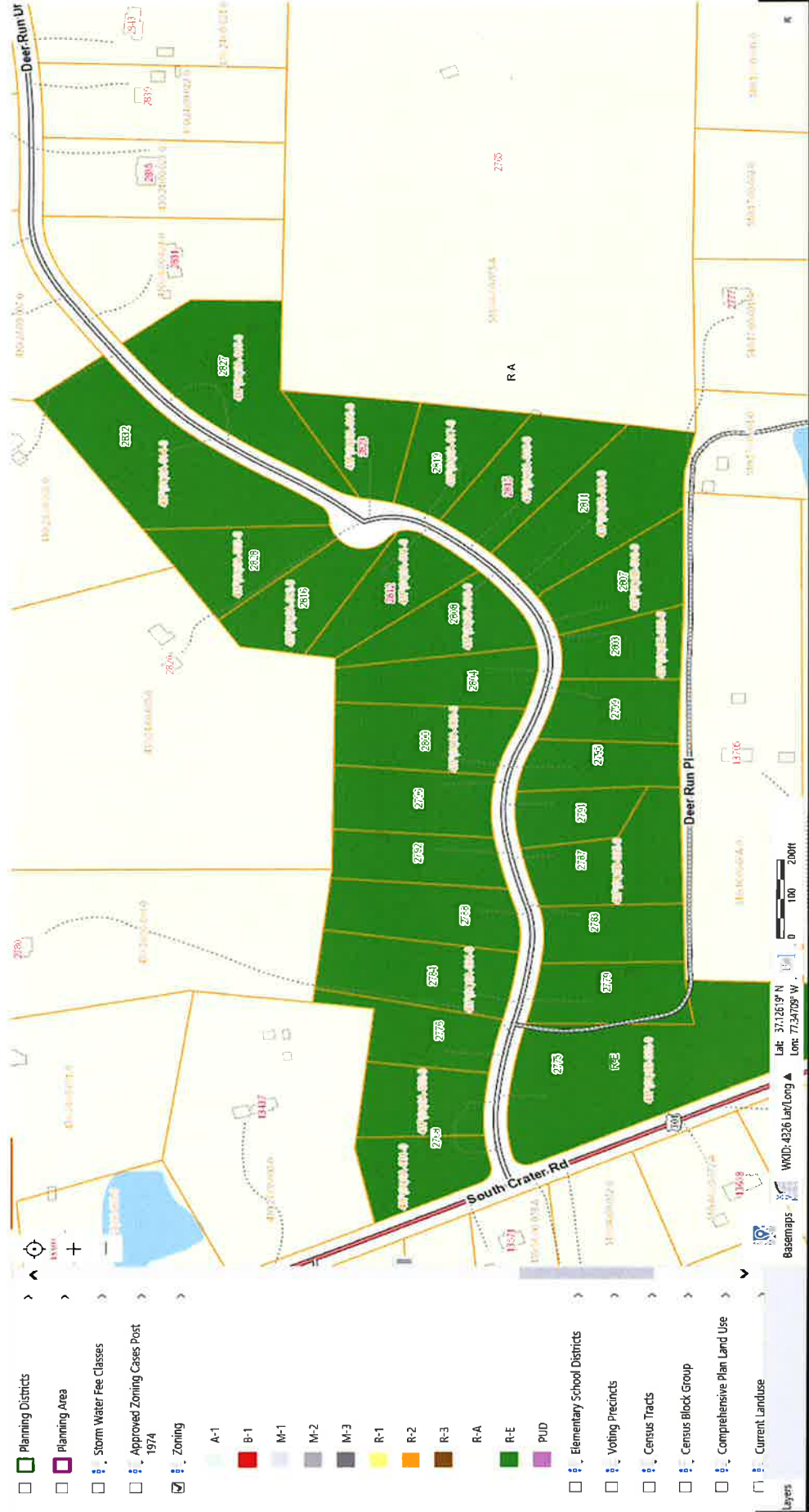
⊗ DENOTE LOCATION FOR DRAINFIELD

5 Acre Lot Size Versus 2 Acre Lot Size in R-A and A-1 Districts

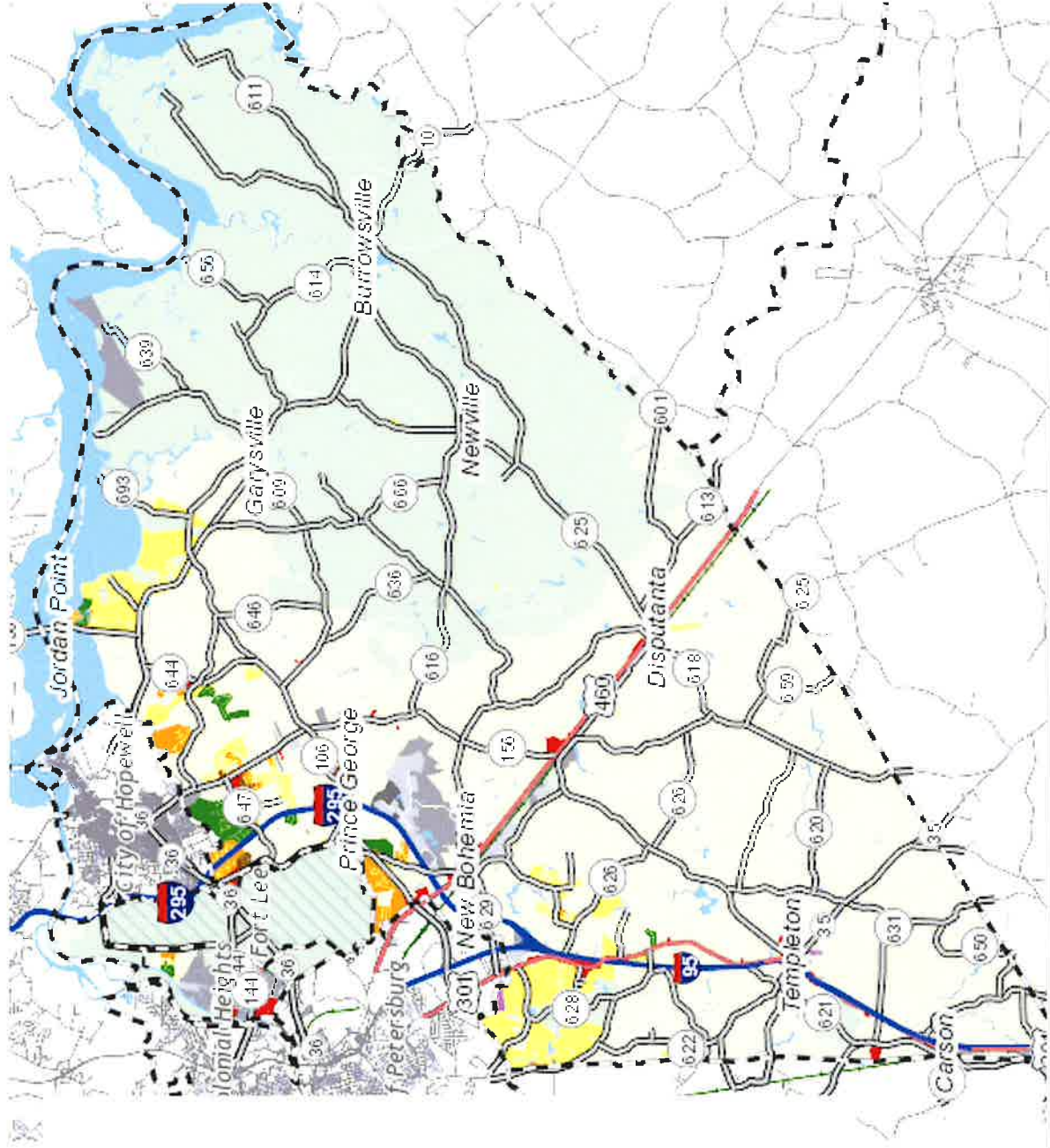
- Five acre minimum lot size is required in the R-A and A-1 districts
- 1 -3 acre lot sizes (typical) are allowed in the R-E districts, without utility connections: *“It is the intent that this zoning district be utilized in areas of the county where soil and other conditions permit development of this density but where there is little likelihood of water and sewer lines being extended to these areas”*
- Rezoning from R-A or A-1 to R-E is an option if smaller lots without utilities is desired by a developer
- Rezonings typically have conditions imposed
- Family divisions allow lots starting at 1 acre

R-E Zoning Example Adjacent to R-A

1, 1.5 and 2 acre lots



Zoning Districts



- A-1
- B-1
- M-1
- M-2
- M-3
- R-1
- R-2
- R-3
- R-A
- R-E
- PUD



Options For Consideration: Residential Development in RCA

- Revise the Comp Plan to define residential densities in the Future Land Use Map (currently just “Residential” vs. “Agricultural”)
- Support R-E Rezoning in areas that are suited for smaller lots outside of the Planning Area
- Identify desired residential densities in certain areas that would allow managed growth to occur in planned areas, with various minimum lot sizes
- Identify and maintain any desired rural areas with limited development
- Some localities “fan” out the densities (and lot sizes) from a centralized planned growth area with high density to large lot rural areas (20 acre min.)
- Other options?

Questions?

