

5-ACRE LOT POWHATAN COUNTY, VA

ASKING PRICE - \$74,000



REPRESENTED BY:

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TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION
- II. PHOTOGRAPHS
- III. TAX MAP
- IV. AERIAL PHOTOGRAPH
- V. TOPOGRAPHIC MAP
- VI. LOCATION MAP
- VII. ZONING MAP
- VIII. ZONING ORDINANCE —
AGRICULTURAL-1 O (A-1 O) DISTRICT

PROPERTY DESCRIPTION

The subject property is shown on Powhatan County Tax Map records as parcel number 017-40. According to the tax records the property contains 5 acres. The deed is recorded in Deed Book 695 on Page 491. A review of the Powhatan County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>	<u>Tax Assessment</u>
017-40	5	\$85,000 Land

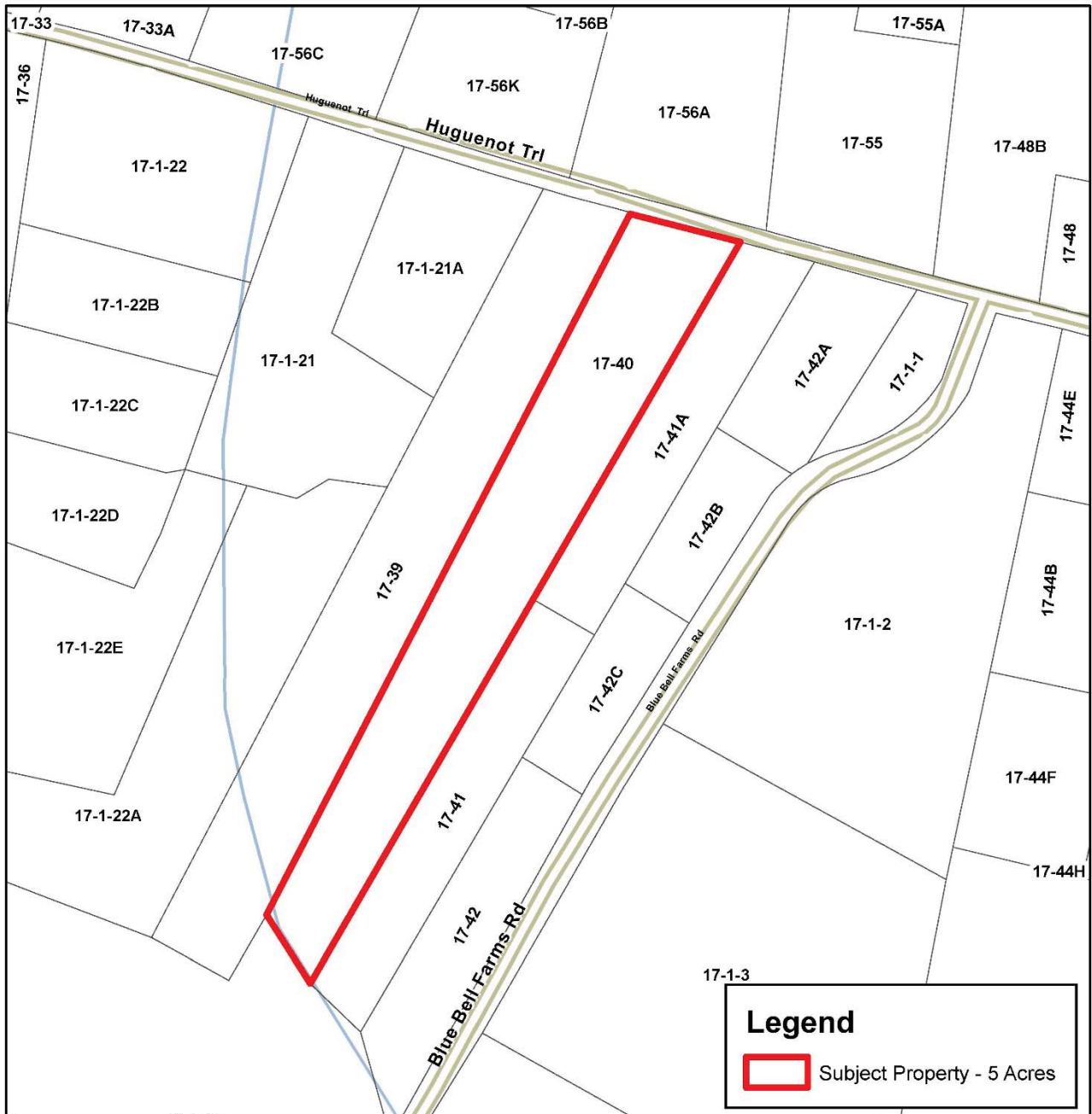
The subject property is currently zoned Agricultural (A-10). There are approximately 190 feet +/- of road frontage on Huguenot Trail (State Route 711). There is an existing driveway into the lot off of the road to the location of the old homesite. An old shallow well is all that remains from the old homesite, and this old well is being offered “As-Is, Where-Is”.

There is about one-half acre in the former homesite near the road that has grown up in young brush that could be easily cleared for a new homesite. The balance of the lot is wooded with mixed hardwood trees and scatter natural pines. There is an intermittent creek that meanders along the back property line.

PHOTOGRAPHS



TAX MAP

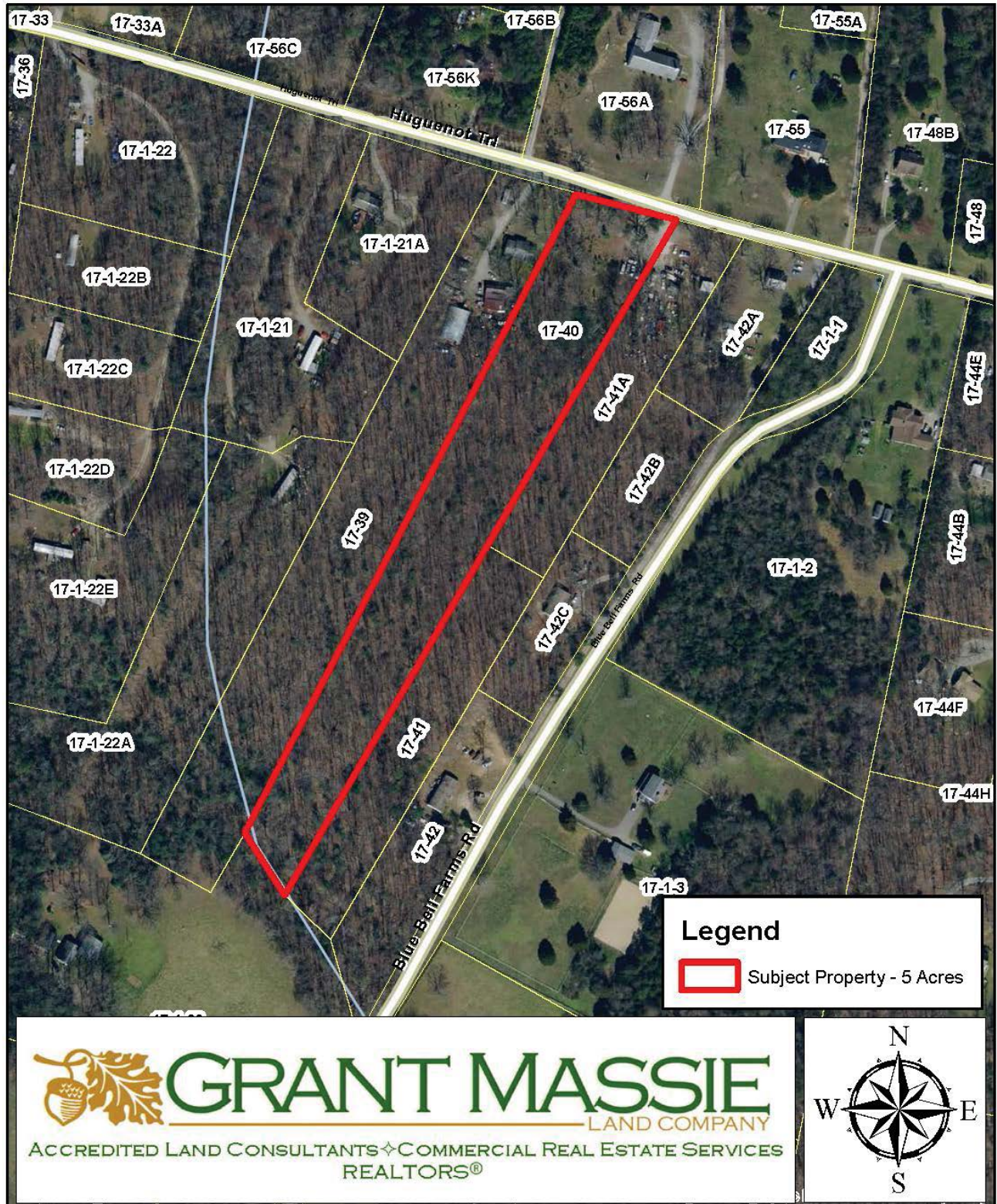


GRANT MASSIE
LAND COMPANY

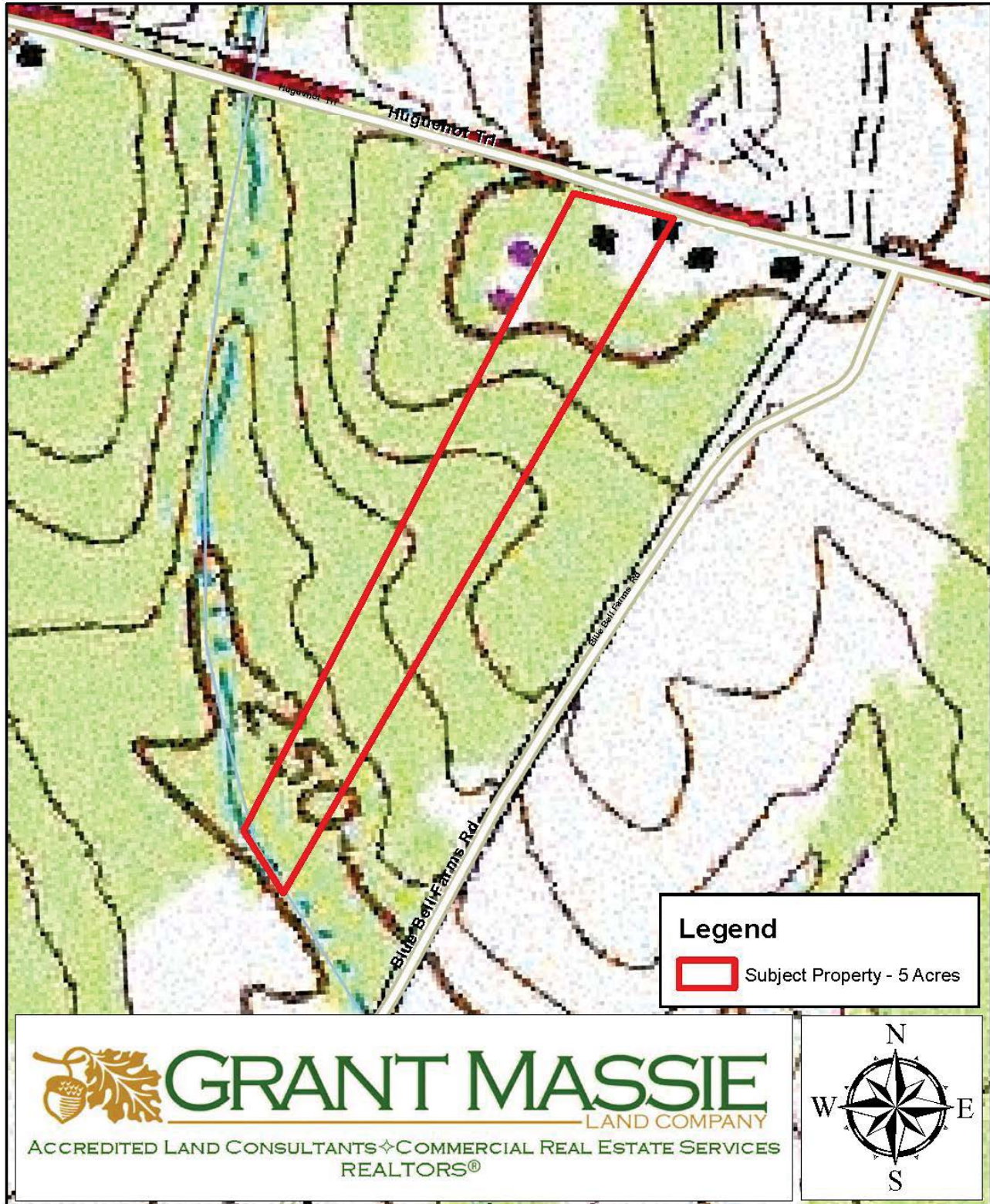
ACCREDITED LAND CONSULTANTS ♦ COMMERCIAL REAL ESTATE SERVICES
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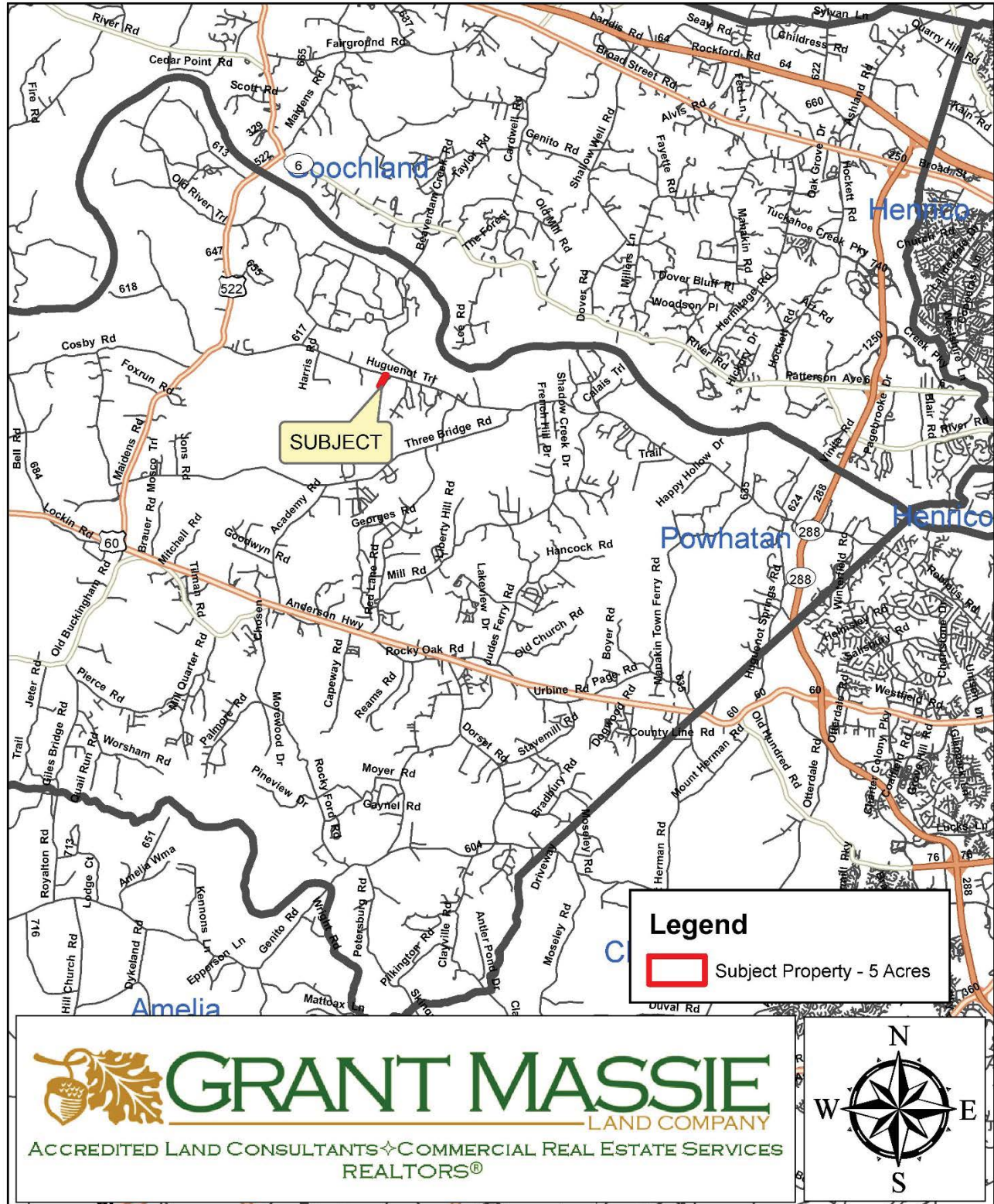
AERIAL PHOTOGRAPH



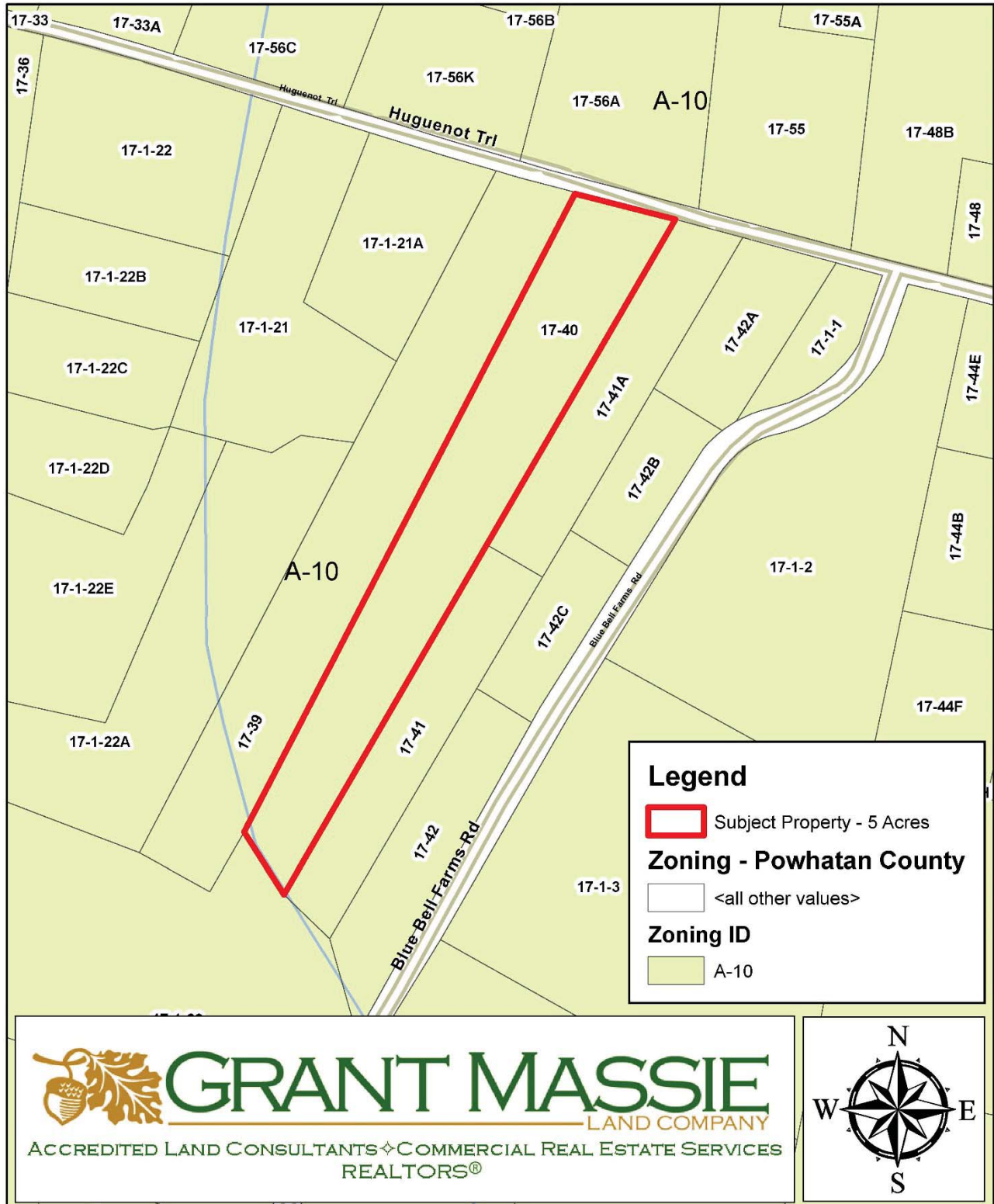
TOPOGRAPHIC MAP



LOCATION MAP



ZONING MAP





(b) *Permitted with temporary business permit.* The following uses are allowable as temporary uses of limited duration in the A-20 District, only on approval of a temporary business permit, and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Estate sale/auction,
 - (2) Farmer's market (as a temporary use);
 - (3) Outdoor seasonal sales;
 - (4) Temporary business (other than outdoor seasonal sales).
- (Ord. No. O-2013-06, 9-16-13)

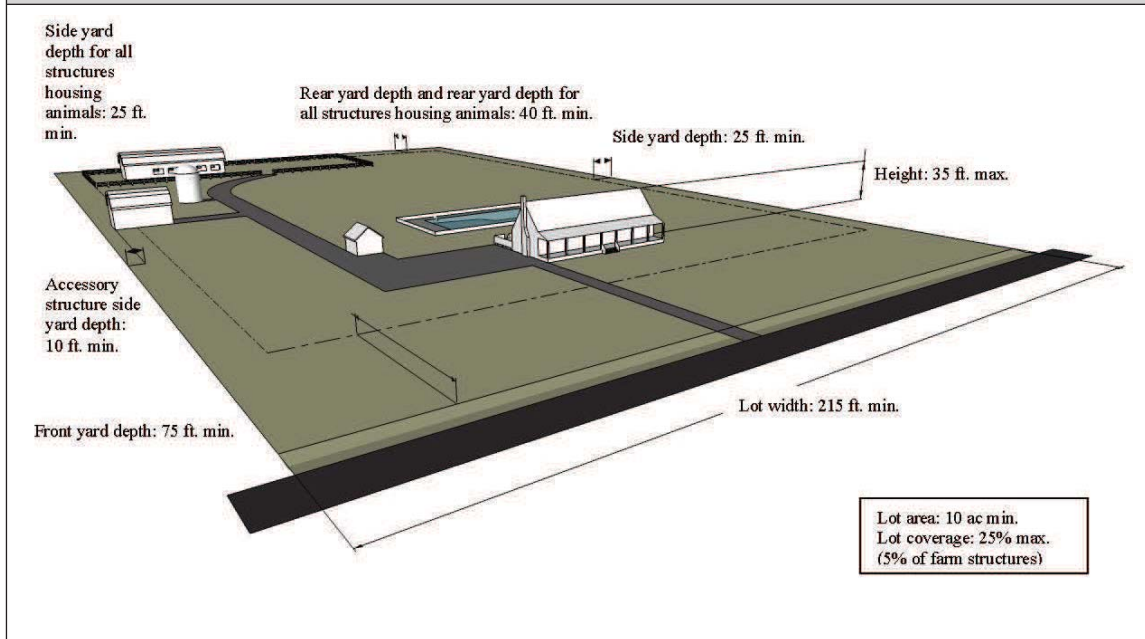
Secs. 83-155—83-159. Reserved.

Sec. 83-160. Agricultural-10 (A-10) District.

A. Purpose.		Typical Development Form	
The purpose of the Agricultural-10 (A-10) District is to maintain the agrarian and low-density rural character of the county that optimizes economic use of the county's prime farmland and forest land resources and defines the countryside appearance and rural character of areas designated as rural preservation areas in the comprehensive plan. Specifically, the district is intended to accommodate and encourage agriculture, agri-business, agricultural and rural tourism, silviculture, and related uses and development. It is also intended to accommodate limited low-density single-family detached homes on lots of ten or more acres—primarily in the form of conservation subdivisions that conserve substantial open space and natural resources.			
B. Use Standards.			
See use table and use-specific standards in Article VII (Use Standards).			
C. Intensity and Dimensional Standards. ^{1, 2}			
Lot area, minimum	10 ac ³		
Lot width, minimum	215 ft. ⁴		
Density, maximum	1 du/10 ac ⁵		
Lot coverage, maximum	25% ⁶		
Structure height, maximum	Lesser of 3 stories or 35 ft.		
Front yard depth, minimum	Along limited access/arterial roads	100 ft. ⁷	
	Along collector and local roads	75 ft. ⁷	
		Typical Lot Layout	

Side yard depth, minimum	25 ft. ^{8, 9}	
Rear yard depth, minimum	40 ft. ^{9, 10}	
Corner lot yard depth, minimum	40 ft.	
Notes: ac = acre(s) ft. = feet 1. See measurement rules and allowed exceptions/variations in Article XII (Interpretations). 2. For conservation subdivisions, see Powhatan County Code Chapter 68 (Subdivisions) for applicable lot area, lot width, lot coverage, and yard depth standards. 3. See chapter 68 (Subdivisions) for variations applicable to charitable subdivisions and family divisions. 4. One hundred fifty ft. for family divisions. 5. For conservation subdivisions, see chapter 68 (Subdivisions) for applicable density bonus for additional open space. 6. Five percent for farm structures and accessory structures. 7. Thirty-five ft. for flag lots. 8. Twenty-five ft. for principal structures, accessory dwelling units, or accessory structures housing animals. 9. Ten ft. for accessory structures (other than those housing animals). 10. Forty ft. for principal structures, accessory dwelling units, or accessory structures housing animals.		
D. Development Standards.		
See development standards in Article VIII (Development Standards).		

Typical Development Configuration



(Ord. No. 2013-09, 2-3-14; Ord. No. 2014-23, 9-15-14; Ord. No. O-2017-26, 9-25-17; Ord. No. O-2018-08, 3-26-18)

Sec. 83-161. Permitted uses.

The following uses are allowable as principal uses by right in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Animal production (other than an animal confinement facility);
- (2) Crop production;
- (3) Dairy (other than an animal confinement facility);
- (4) Forestry and logging;
- (5) Greenhouse, nursery, and floriculture production;
- (6) Agricultural support (direct);
- (7) Agricultural support (indirect);
- (8) Farm winery;
- (9) Horse boarding and equestrian training;
- (10) Dwelling, manufactured home;
- (11) Dwelling, single-family detached;
- (12) Telecommunications facility, collocated;
- (13) Library;
- (14) Adult day care center;
- (15) Child day care center;
- (16) Public school;
- (17) Courthouse facility;
- (18) Fire or EMS station;
- (19) Government administrative offices;
- (20) Government maintenance, storage, or distribution facility;
- (21) Law enforcement facility;
- (22) Post office;
- (23) Community garden;
- (24) Park or greenway;
- (25) Place of worship;
- (26) Utility use, minor;
- (27) Kennel, private, two acres or more;
- (28) Marina, noncommercial;

- (29) Recreation facility, public;
 - (30) Taxidermy shop.
- (Ord. No. O-2013-09, 2-3-14)

Sec. 83-162. Conditional uses.

The following uses are allowable as principal uses in the A-10 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Farm winery, special impact;
- (2) Horse racetrack or show grounds;
- (3) Livestock market;
- (4) Sawmill, commercial;
- (5) Farm worker housing;
- (6) Manufactured home park;
- (7) Assisted living facility;
- (8) Continuing care retirement community;
- (9) Hospice facility;
- (10) Rooming or boarding house;
- (11) Telecommunications tower;
- (12) Community center;
- (13) Museum;
- (14) College or university;
- (15) Private school;
- (16) Vocational or trade school;
- (17) Correctional facility;
- (18) Fire training facility;
- (19) Nursing home;
- (20) Cemetery;
- (21) Club or lodge;
- (22) Halfway house;
- (23) Shelter for victims of domestic violence;
- (24) Airport;
- (25) Helicopter landing facility;

- (26) Solar energy farm;
 - (27) Utility use, major;
 - (28) Animal grooming;
 - (29) Animal shelter;
 - (30) Pound;
 - (31) Kennel, commercial;
 - (32) Kennel, private, less than two acres;
 - (33) Veterinary clinic;
 - (34) Conference or training center;
 - (35) Country club;
 - (36) Fairground;
 - (37) Golf course;
 - (38) Marina, commercial;
 - (39) Recreation facility, commercial indoor;
 - (40) Recreation facility, commercial outdoor;
 - (41) Recreation facility, nonprofit;
 - (42) Shooting range, commercial;
 - (43) Antique store;
 - (44) Art gallery;
 - (45) Auction facility;
 - (46) Farmers' market;
 - (47) Flea market;
 - (48) Campground/recreational vehicle park;
 - (49) Country inn;
 - (50) Commercial landscaping operation;
 - (51) Asphalt or concrete plant;
 - (52) Brewery or distillery;
 - (53) Micro brewery or micro distillery;
 - (54) Winery;
 - (55) Convenience center, county;
 - (56) Heavy vehicle/equipment repair and servicing.
- (Ord. No. O-2013-09, 2-3-14; O-2016-29, 8-22-16)

Sec. 83-163. Accessory uses.

(a) *Permitted accessory uses.* The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Accessory apartment;
- (2) Accessory dwelling unit (detached), up to 50 percent of square footage of the main dwelling;
- (3) Airstrip;
- (4) Amateur radio antenna;
- (5) Bed and breakfast inn;
- (6) Clubhouse;
- (7) Eating establishment (as accessory to an agricultural use);
- (8) Electric vehicle (EV) level 1 or 2 charging station;
- (9) Electric vehicle (EV) level 3 charging station;
- (10) Family day care home;
- (11) Fuel oil or bottled gas distribution or storage, limited;
- (12) Home garden;
- (13) Home occupation;
- (14) Home-based landscaping business;
- (15) Kennel, private;
- (16) Office (as accessory to P multifamily dwelling or commercial use);
- (17) Open space, park, playground, or recreational facility;
- (18) Outdoor storage (as an accessory use);
- (19) Parking or storage of major recreational equipment on residential lots;
- (20) Parking or storage of large vehicles;
- (21) Rainwater cistern;
- (22) Residential care facility;
- (23) Private recycling bins;
- (24) Retail sales (as accessory to an agricultural use);
- (25) Roadside stand;
- (26) Satellite dish;
- (27) Shipping containers as storage;

- (28) Shooting range, non-commercial;
- (29) Small wind energy system;
- (30) Solar energy collection system;
- (31) Swimming pool, spa, or hot tub;
- (32) Television or radio antenna.

(b) *Conditional accessory uses.* The following uses are allowable as accessory uses that are incidental and customarily subordinate to principal uses in the A-10 District only on approval of a conditional use permit and subject to any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Accessory dwelling unit (detached) greater than 50 percent of the square footage of the main dwelling;
 - (2) Home-based business;
 - (3) Home-based truck hauler business.
- (Ord. No. O-2013-09, 2-3-14)

Sec. 83-164. Temporary uses.

(a) *Permitted temporary uses.* The following uses are allowable as temporary uses of limited duration, in the A-10 District, subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Garage or yard sale;
- (2) Manufactured home used pending construction of conventional dwelling as primary residence;
- (3) Model sales home/unit;
- (4) Portable sawmill;
- (5) Post-disaster temporary dwelling;
- (6) Temporary construction-related structure or facility;
- (7) Temporary family health care structure.

(b) *Permitted with temporary business permit.* The following uses are allowable as temporary uses of limited duration in the A-10 District, only on approval of a temporary business permit, and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:



- (1) Estate sale/auction;
- (2) Farmers' market (as a temporary use);
- (3) Outdoor seasonal sales;
- (4) Temporary business (other than outdoor seasonal sales).

(c) *Permitted with condition use permit.* The following uses are allowable as temporary uses of limited duration, in the A-10 District, only on approval of a conditional use permit and subject to compliance with any referenced use-specific standards and all other applicable regulations of this chapter:

- (1) Temporary second dwelling for an elderly or infirm family member.
(Ord. No. O-2013-09, 2-3-14)

Secs. 83-165—83-169. Reserved.

Sec. 83-170. Agricultural/Animal Confinement (A-C) District.

A. Purpose.	Typical Development Form
The purpose of the Agricultural/Animal Confinement (A-C) District is to accommodate intensive agricultural operations involving the keeping or raising of livestock, dairy cattle, swine, and poultry in confined areas or facilities—subject to standards to mitigate the potential adverse impacts of such operations on adjacent properties. The district is also intended to accommodate other animal production, crop production, and other agricultural uses.	
B. Use Standards.	
See use-specific standards in Article VII (Use Standards).	
C. Intensity and Dimensional Standards.	
Setbacks for Structures Associated with New Poultry House Facilities ¹	
From a well, spring, stream, or water course	
From any property line	
From a public roadway	
From an existing dwelling on an adjacent property	
From a school or place of worship	
From an adjoining zone district	
Setbacks for Structures Associated with all other New Animal Confinement Facilities	
From a well, spring, stream, or water course	
From any property line	
From a public roadway	
From an existing dwelling on an adjacent property	
From a school or place of worship	
From an adjoining zone district	
Notes: ft. = feet 1. May be reduced by up to 50% through a written and recorded agreement between the owner of the animal confinement facility and the owner of the affected adjacent property.	
D. Development Standards.	Typical Lot Layout
See development standards in Article VIII (Development Standards) for any standards not addressed above.	
Typical Development Configuration	