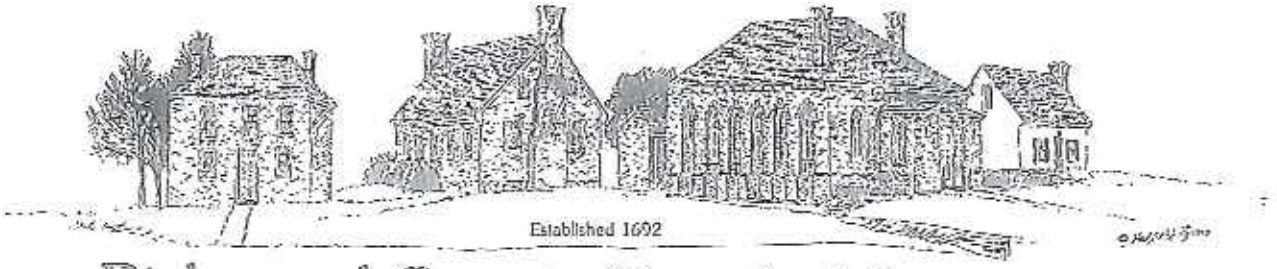
# PUBLIC HEARING INFORMATION




# Richmond County Board of Supervisors

101 Court Circle P.O. Box 1000 Warsaw, Virginia 22572 (804) 333-3415 FAX (804) 333-3408 www.co.richmond.va.us

## PUBLIC NOTICE – BOARD OF SUPERVISORS

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended and pursuant to Sections 15.2-2285 and 15.2-2310 of the Code of Virginia, 1950 as amended, the Richmond County Board of Supervisors hereby gives notice that a Public Hearing will be held starting at 7:00 p.m., Thursday, October 13, 2016 in the Richmond County Public Meeting Room, 101 Court Circle, Warsaw, Virginia 22572. The purpose of the Public Hearing is to consider the following:

1. Elizabeth Dragone of 601 St. Christophers Road, Richmond, VA 23226, has applied for a Special Exception Permit in order to allow for repair of an existing boathouse. The property in question is located at 226 Rappa Point Road, Warsaw, VA and is further described as Lot 15, Block A, Rappa Point (Tax Map No. 14B-15).

2. To receive public comment on a proposed amendment to the Richmond County Zoning Ordinance. The updated language modifies the provisions for allowance of equine in Agricultural and Residential Districts. Further information may be obtained in person at the Richmond County Administrator's office at 101 Court Circle, Warsaw, Virginia 22572 between 9:00 A.M. and 5:00 P.M.

For more information regarding this Public Hearing, please call the Richmond County Administrator's Office at 804-333-3415.

It is the intention of the Richmond County Board of Supervisors to adhere to the Americans with Disability Act. If special accommodations are needed, please contact the County Administrator's Office no later than 5:00 p.m. on Tuesday, October 11, 2016.

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Richard B. Thomas
Election District 1

J. David Parr
Election District 2

William C. Herbert, II
Election District 3

Robert B. Pemberton
Election District 4

Lee Sanders
Election District 5

R. Morgan Quicke
County Administrator

## STAFF RECOMMENDATION FOR SPECIAL EXCEPTION IN ORDER TO ALLOW FOR REPAIR OF AN EXISTING BOATHOUSE 226 RAPPA POINT ROAD, WARSAW, VA LOT 15, BLOCK A, RAPPA POINT (TAX MAP NO. 14B-15)

Background:

- An accessory structure in the RPA was damaged in the tornado of February 2016.
- In April, 2016, Barry Sanders spoke to the son of H. R. Robbins (contractor) and advised that the building could be rebuilt to the current height (107" tall) without a special exception permit.
- Construction began to demolish and re-build the structure – H. R. Robbins took over the job without knowledge of the height restrictions and built to the building height for a standard eight-foot garage door (137" tall).
- Upon inspection, Barry Sanders advised H. R. Robbins that a special exception permit would be necessary for final approval of the project.

Staff recommends granting the special exception request based on the following:

- Under the Zoning Ordinance, Section 3-13-7, allows for expansion of a nonconforming structure with a special exception.
- The staff has not received any negative feedback from the adjoining property owners regarding the special exception request.
- The Planning Commission unanimously recommended approval of the Special Exception on September 6, 2016.

## STAFF RECOMMENDATION FOR PROPOSED AMENDMENT TO THE ZONING ORDINANCE

Background:

- Many questions arose on the current provisions in the zoning ordinance about the allowance of horses in agricultural and residential areas.
- After much research on allowances in surrounding counties, recommended language was prepared.

Staff recommends granting the amendment based on the following:

- The new ordinance language provides requirements for the benefit of the animal as well as the adjoining property owners.
- The new ordinance will give the planning/zoning department more leverage on enforcing safe habitats for horses.
- The Planning Commission recommended approval of the zoning ordinance amendment with a 7-1 vote on September 6, 2016.

D. Barry Sanders
Director of Code Administration

68

# SPECIAL EXCEPTION APPLICATION
# RICHMOND COUNTY, VIRGINIA

**PROJECT ID:** 10539 **DATE:** Monday, August 01, 2016

**APPLICANT NAME:** Elizabeth Dragone

**APPLICANT ADDRESS:** 601 ST Christopher Road , 
Richmond , VA 23226

**APPLICANT PH. #:** (804) 350-2632

**TAX MAP PARCEL:** 14B-15

**PARCEL ZONING:** R-1 **PARCEL ACREAGE:** 0.33

**PROJECT LOCATION:** 226 Rappa Point Road

The undersigned owner of the above described property applies for a Special Exception to:

Expansion of Non-conforming use - Increase height of structure

**ZONING ORDINANCE SECTION:** 3-13-7

## CERTIFICATION

I hereby certify that I have the authority to make the foregoing application and that the information given is true and accurate to the best of my knowledge. I also certify that I have read and understand Article III, Section 14, Special Exception Uses of the Richmond County Zoning Ordinance.

Signature of Applicant — Date: 8-10-16

Signature of Owner (if different from applicant) — Date

Board of Supervisors Action: Approved: ✓ Denied: ____

Conditions of Approval:

Zoning Administrator — Date: 9/6/16

FEE: $490.00

# Special Exception Checklist

**Project #** 10539 **Date Set for Initial Public Hearing** Sept. 6, 2016

**Name** Elizabeth Dragone **Tax Parcel #** 14 B-15

| | INITIAL WHEN COMPLETE | DATE |
|---|---|---|
| Board Room available | HDM | 8/10/16 |
| Fee Paid | HDM | 8/10/16 |
| P. C. Public Notice Completed | HDM | 8/19/16 |
| Notice Provided to Northern Neck News | HDM | 8/19/16 |
| Applicant and Adjacent Property Owners Notified | HDM | 8/19/16 |
| P. C. Packets Mailed | HDM | 8/29/16 |
| P. C. Recommendation Made (Approval / Denial) With Conditions / Without Conditions Board PH - Oct. 13th | HDM | 9/7/16 |
| Board Public Notice Completed | HDM | 9/15/16 |
| Notice Provided to Northern Neck News | HDM | 9/16/16 |
| Applicant and Adjacent Property Owners Notified | HDM | 9/21/16 |
| Board Packets Mailed | | / / |
| Board Decision Made (Approval / Denial) With Conditions / Without Conditions | | / / |
| Letter notifying Applicant/Agent of decision | | / / |

NOTES:

# RICHMOND COUNTY
# SPECIAL EXCEPTION PERMIT APPLICATION

Project Number: 10539
Date Received: 8-10-16
Fee Amount: $ 490.00
Date Paid: 8-10-16

**TO BE COMPLETED BY APPLICANT:**

Elizabeth D. Dragone
~~Applicant Name~~ Property owner

601 St. Christophers Rd., Richmond VA 23226
*Address* *City* *State* *Zip*

226 Rappa Point Rd, Warsaw, VA 22572
*Property Location for Special Exception Permit (if different than applicant's address)*

804-350-2632
*Primary Contact Number* *Email Address*

H.F. Robbins, Jr. Construction Co.
~~*Property Owner (if same as applicant, leave blank)*~~ Applicant

*Address* *City* *State* *Zip*

804-737-2592
*Primary Contact Number* *Email Address*

(·) Property owner; ( ) Agent for the property owner
If you are the property owner and/or agent for the property owner, you must provide evidence of consent.

Respectfully request that a determination be made by the Richmond County Planning Commission and the Board of Supervisors on the following request for a Special Exception Permit for the property described below.

A. Location of property: 226 Rappa Point Road
   1. Election District: 5
   2. Tax Map Number: 14B-15
   3. Subdivision Name: ---
   4. Current Zoning Classification: R-1

B. Proposed Use of Property: private use - recreational

1. Will development be staged: ——

2. Construction Time: ——

3. Season, days, and hours of operation: summer months

C. Will there be a sign: ——

D. Has there been any prior application for a Special Exception Permit/Variance for this property? (If yes, state the date of action, action taken by the Planning Commission, Board of Zoning Appeals and/or Board of Supervisors and a description of the request.)

No

E. Number of employees full time and/or part-time: ——

F. What type of sewage disposal system will be used: ——

G. Number of persons to be served by the sewage disposal system: ——

H. Number of parking spaces provided: ——

I. Proposed landscape and buffering: ——

J. Environmental Information

1. Will this proposed use adversely impact the community or the environment? (If yes, what are the adverse impact(s) and what is proposed to solve these adverse impact(s))?

No

2. Will there be any debris generated from the activity? (If yes, where and in what manner will the debris be stored and how and where will it be disposed of?

No

3. Will any potentially hazardous substances be used and/or stored on the property? (If yes, list the substances, their use and disposal of containers and substance residues.)

No

4. List any potentially hazardous emissions including, but not limited to: fumes, gases, smoke, noise, liquid effluent, waste water, dust, other and state what measures will be used to control these emissions: None

5. Will there be any electrical or electronic activity which will interfere with local communications or telephone, television or radio reception? (If yes, describe the type of activity and potential interference.) No

6. What will be the impact on traffic? No

7. Will exterior lighting be used? (If yes, state the number of lights and the wattage of each. A lighting plan or lighting contour map is required to show the nearest candle power as measured at ground level. No

***The following documents and/or information are required to be submitted with the application:***

☑ **An application fee of $** 490.00

Make payable to the Treasurer of Richmond County. This fee is non-refundable and is required at the time of submittal.

☑ **A Statement of Justification**

This printed or typed statement is to be addressed to the Richmond County Planning Commission. It is to summarize your proposed use and highlight any aspects of the request which are not addressed in the application form. Please note, the statement is required to be on standard 8 ½ x 11 size paper so that we may copy it.

☑ **A Site Plan/Survey**

Your site plan should show the property boundaries, existing or proposed structure(s), adjacent road, and any other pertinent information which would help outline your proposed use. A recent survey with the proposed uses/structures located on it will serve as a sit plan for the purposes of this permit. The Planning Director, Planning Commission and/or the Board of Supervisors reserve the right to ask for an engineered site plan, if they deem it necessary for evaluation of the proposed special exception permit.

☒ **Sewage Disposal and Well Site**

Location of the existing or proposed septic system & drainfield and the well site are to be indicated on the survey.

☑ **A copy of the deed to the property verifying the current ownership**

A copy may be obtained at the Richmond County Courthouse, Circuit Clerk's Office.

☑ **A statement verifying the real estate taxes have been paid**

This may be obtained from the Treasurer's Office located in the Richmond County Administration Building. Paid HDM

☐ **Environmental and Community Impact Statement**

The Planning Director, the Planning Commission, and/or the Board of Supervisors reserve the right to ask for an environmental and/or community impact statements, prepared by a certified engineer or other person qualified to perform such work, it they deem it necessary for evaluation of the proposed request.

☐ **Location Map**

A map clearly legible, showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties. County staff can assist in obtaining this information.

☐ **Directions to your property from the Richmond County Administration Complex**

Rappa Point Subdivision
2226 Rappa Point Rd

I/we the undersigned, do hereby respectfully agree to comply with any conditions required by the Board of Supervisors of the County of Richmond, Virginia, and authorize the County personnel to go upon the property for the purpose of making site inspections. Expenses incurred in securing professional assistance in connection with the review of this application for a Conditional Use Permit, shall be charged to the applicant.

Applicant Signature 8-10-16 Date

Property Owner Signature Date

Accepted by: HDM Date: 8-10-16

**PLEASE NOTE: If the required documents are not provided and/or the application is incomplete, your application will not be placed on the Planning Commission Agenda.**

**NOTES**

***TO BE COMPLETED BY STAFF:***

Tax Map No.: 14B-15

Present Zoning: R-1

Section:

Election District: 5

Block:

Property Area (acres):

Lots:

Property Frontage (feet):

Subdivision: Rappa Point

Property Depth (feet):

☐ List any prior variance, proffers and/or conditions currently associated with this property.

☐ A location map showing the location of the proposed project in relation to surrounding publicly maintained roads and showing the use of surrounding properties.

Date Authorized for Advertisement:
Advertising Deadline:
Building Department Review/Comments:
Planning/Zoning Department Review/Comments:
Date of Public Hearing for the Planning Commission:
Date of Public Hearing for the Board of Supervisors:

Planning Commission Vote: Approve: Vote: Disapprove: Vote:
Board of Supervisors Vote: Approve: Vote: Disapprove: Vote:

Conditions:

**NOTES**

**Adjacent Property Owners to be completed by the Land Use Office**

Name: Michael W. & Bonnie H. Slaw
Address: 212 Rappa Point Road, Warsaw, VA 22572
Tax Map No.: 14B-16

Name: Betty Lou Blake,
Address: 2800 Malbrook lane, Sandston, VA 23150
Tax Map No.: 14B-14

Name: Lyell E. Jenkins Trust
Address: 442 Strange Way Road, Warsaw, VA 22572
Tax Map No.: 14-13B

Name:
Address:
Tax Map No.:

Name:
Address:
Tax Map No.:

Name:
Address:
Tax Map No.:

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Tax Map No.:

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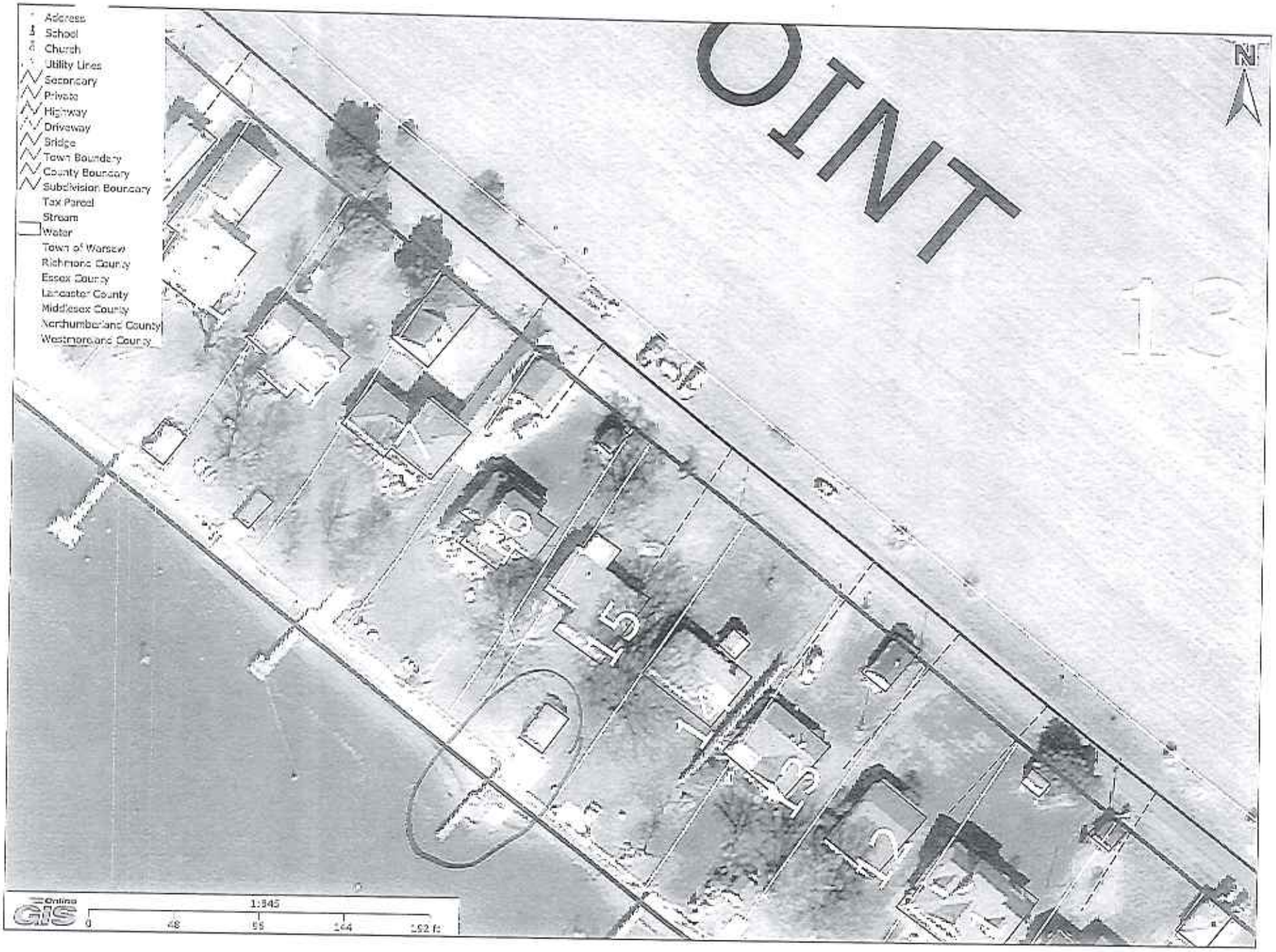
Address:
Tax Map No.:



Address
School
Church
Utility Lines
Secondary
Private
Highway
Driveway
Bridge
Town Boundary
County Boundary
Subdivision Boundary
Tax Parcel
Stream
Water
Town of Warsaw
Richmond County
Essex County
Lancaster County
Middlesex County
Northumberland County
Westmoreland County
OINT
N
Online GIS
1:845
0
48
96
144
192 ft

Return to Property Card or Search Results

# Richmond County, Virginia

Commissioner of the Revenue, PO Box 200, Warsaw, VA 22572

| | |
|---|---|
| PARCEL | 633 |
| MAP NUMBER | 14B-15 |
| CARD | 1 |
| ACRES | 0.3380 |

OWNER(S)
SMITH ELIZABETH P

MAILING ADDRESS
DRAGJEE ELIZABETH D
501 ST CHRISTOPHERS ROAD
RICHMOND, VA 23225-3003

ACCOUNT 23669

PROPERTY LOCATION
226 RAPPA POINT RD

LEGAL DESCRIPTION
226 RAPPA POINT ROAD

NOTES
Bell to changed per DB 333-656 11/5/14

SIGNATURE

No Image Found

SALES INFORMATION

| DATE | GROUP | CODE |
|---|---|---|
| 11/23/2009 | | |

TRANSFER INFO

| DATE | TYPE | REFERENCE |
|---|---|---|
| 11/23/2009 | D | 381 '25 |

| PERMIT | ISSUED | REVIEW | AMOUNT |
|---|---|---|---|
| BLD | 7/30/2010 | 6/12/2012 | |

BUILDING INFORMATION

| CONSTRUCTION TYPE | RESIDT | GRADE | STYLE | ROOMS | BEDRM | BATHS |
|---|---|---|---|---|---|---|
| DWELLING | 1468 | 3-05 | 0 | 6 | 3 | |

| YEAR BLT | EFF YR | RENOVN | DEPCN | PHYSICL | FUNCTNL | ECONMIC |
|---|---|---|---|---|---|---|
| 1960 | 2000 | 97.7 | | | | |

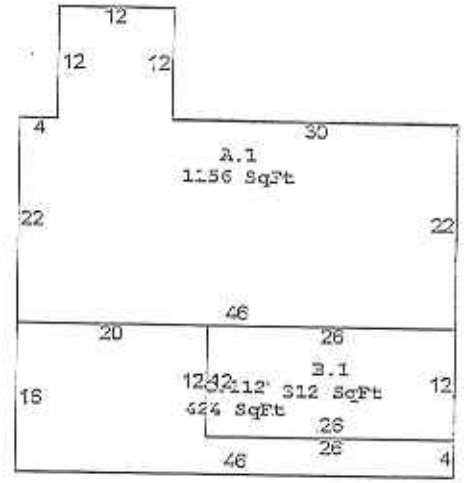
| PLUMBING | | FIREPLACE | |
|---|---|---|---|
| FIXTURE | QUANT | TYPE | QUANT |
| FULLBATH | 1 | | |
| 1ST KAS | 1 | | |
| OTHERS | 1 | | |

BUILDING COMPONENTS

| FOUNDATION | EXTERIOR 1 | EXTERIOR 2 | ROOF STRUCTURE | ROOF COVER | INTERIOR | HEATING |
|---|---|---|---|---|---|---|
| CRAWL CINDER BLOCK | GABLE | | COMP SHGLS | DRY WALL | CARPET | ELECTRIC |

UNDER CONSTRUCTION, ADDITIONS, ALTERATIONS, OUTBUILDINGS

| TYPE | GRADE | NOTES | QUANTITY | YEAR | VALUE |
|---|---|---|---|---|---|




A.0 1 SU22X4V12R12D12R30D22L46.
B.0 1 R20S326D12L26U12.
C.0 112 SR20D12R26D4L46U16.

Total Built Ins, Plumbing & Fireplace Value $6,143

| PRIOR DATE | LAST CHANGE |
|---|---|
| 12/5/2014 | 11/5/2014 |

BUILDING VALUE SUMMARY

| | |
|---|---|
| RCNLD | $122,667 |
| DEP | - $2,818 |
| PHYS | $119,849 |
| FUNC | - $0 |
| ECON | - $0 |
| RCN | $119,849 |

| CODE | TYPE | GRADE | EXTER | HEAT | AIR | S-FT | SQFT | DPRCT | YEAR | VALUE | REF | RCNLD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A.0 | 1 SINGLE FAMILY | 3-05 | ALVYR | C-HEAT | C-AIR | 1.00 | 1,156 | 6 | 2010 | $87,795 | 97.0 | 100% |
| B.0 | 1 SINGLE FAMILY | 3-05 | ALVYR | C-HEAT | C-AIR | 1.00 | 312 | 6 | 2010 | $23,694 | 100.0 | 100% |
| C.0 | 112 WOOD DECK | 0-05 | | | | 1.00 | 424 | 0 | 2010 | $5,038 | 100.0 | 100% |

PARCEL SUMMARY

| | |
|---|---|
| TOTAL BLDG VALUE | $119,849 |
| BLDG VALUE | + $5,558 |
| LAND VALUE | + $164,627 |
| APPRAISED VALUE | $294,034 |
| DEFERRED VALUE | - $0 |
| TAXABLE VALUE | $294,034 |

Building Replacement Cost New $122,667

## Richmond County, Virginia

Commissioner of the Revenue, PO Box 366, Warsaw, VA 22572

| Map Number | Card | Acres | Record |
|---|---|---|---|
| 14B-15 | 1 | 0.3300 | 633 |

| Land Features | | | | |
|---|---|---|---|---|
| Type | Street | Utility | Zoning | Class |
| LEVEL | PAVED | SEP SYS | R-1 | 2 |
| PAVED | | WELL | | |
| LOC + VIEW | | | | |

**Current Owner:** SMITH ELIZABETH F

**Mailing Address:**
DRAGONE ELIZABETH D
601 ST CHRISTOPHERS ROAD
RICHMOND, VA 23226-0030

**Account:** 23669

**Land Notes:** PERM § 5402 REPAIR EXISTING PIER 100% COMP DCIV

| Class | Method | Size | Depth | Base Rate | Adj | Adj Unit | | Use Value | Market Value |
|---|---|---|---|---|---|---|---|---|---|
| 256 T RVRFRTAC | ACRE | 0.3300 | | $240,000 | 77.00 | $498,560 | | $164,657 | $164,657 |

Total Acres 0.3300 | Land Use Effective Year | Land Use Value $164,657 | Land Market Value $164,657

| Unit | Type | Grade | Year | Cond | Notes | Story | Width x Depth | Size | Rate | Dep | Value | % Good |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | GARAGE-UNF | C | | | | | 14 X 23 | 322 SF | $18 | 0.63 | $4,637 | 100% |
| 23 | BULKHEADING | C | | | | | 1 X 60 | 60 LF | $90 | 0.63 | $3,240 | 100% |
| 62 | MISC IMPRO | | | | | | 1 X 1 | 1 EA | | | $600 | 100% |
| 22 | PIER | C | | | | | 1 X 178 | 178 SF | $12 | 0.63 | $1,282 | 100% |

Total Out Buildings & Other Improvements Value $9,558

| Type | | | | | |
|---|---|---|---|---|---|
| Agriculture | | | | | |
| Horticulture | | | | | |
| Forest | | | | | |
| Open Space | | | | | |
| Ineligible | | | | | |
| Totals | | | | | |

| PARCEL SUMMARY | | |
|---|---|---|
| TOTAL BLDG VALUE | | $119,849 |
| OBLDG VALUE | + | $9,558 |
| LAND VALUE | + | $164,657 |
| APPRAISED VALUE | | $294,064 |
| DEFERRED VALUE | - | $0 |
| TAXABLE VALUE | | $294,064 |

STONEWALL

Disclaimer

Every Reasonable Effort has been made to assure the Accuracy of these maps and associated data. Richmond County, Virginia and Pearson Appraisal Assume no liability arising from use of these Values or Data contained on this website. The values and property data is provided without warranty of any kind either expressed or implied, including, but not limited to, the implied warrantees of merchantability and fitness for a particular purpose.

Last Updated: December 9, 2014

BOOK 280 PAGE 125

#09-1002
11-23-09

Assessment: $158,560.00
Consideration $322,000.00
Tax Map No. 14B-15
Grantee Address:
17 Bridgeway Road
Richmond, VA 23226

Document Prepared By:
William L. Lewis, P.C.
P. O. Box 366
Tappahannock, VA 22560

Return to:
Mark Perry

Title Insurance: Old Republic National Title Insurance Company

THIS DEED, made this 16th day of November, 2009, between PATRICIA L. WATERS, WILLIAM W. LOWERY, III, ROBERT N. LOWERY and MICHAEL H. LOWERY, parties of the first part, GRANTORS, and ELIZABETH F. SMITH, party of the second part, GRANTEE;

WITNESSETH that for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTORS do hereby sell, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the GRANTEE, the following described real estate:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE is made subject, however, to all covenants, easements, restrictions, reservations, and conditions appearing of record which may affect the aforesaid real estate.

THE GRANTORS covenant that they have the right to convey the said property to the Grantee; that the Grantee shall have quiet possession of the same free from all claims; that they have done no act to encumber the same and that they will execute such further assurances of title as may be requisite and necessary.

WITNESS the following signatures and seals:

Patricia L. Waters (SEAL)
PATRICIA L. WATERS

STATE OF VIRGINIA

County of Chesterfield, to wit:

The foregoing instrument was acknowledged before me this 19th day of November 2009, by PATRICIA L. WATERS.

My commission expires: June 30, 2012

Janay Wells Messick
Notary Public

Identification No. 348448

SEAL

JANAY WELLS MESSICK
Notary Public
Commonwealth of Virginia
348448
My Commission Expires Jun 30, 2012

WILLIAM W. LOWERY, III (SEAL)

STATE OF VIRGINIA

County of Essex, to wit:

The foregoing instrument was acknowledged before me this 20th day of Nov., 2009, by WILLIAM W. LOWERY, III.

My commission expires: March 31, 2011

Notary Public

Identification No. 117998

SEAL

WILLIAM L. LEWIS
Notary Public State of Virginia
ID No. 117998
Qualified In Essex County
My Commission Expires March 31, 2011

ROBERT N. LOWERY (SEAL)

STATE OF VIRGINIA

County of Essex, to wit:

The foregoing instrument was acknowledged before me this 20th day of Nov, 2009, by ROBERT N. LOWERY.

My commission expires: March 31, 2011

Notary Public

Identification No. 117998

SEAL

WILLIAM L. LEWIS
Notary Public State of Virginia
ID No. 117998
Qualified In Essex County
My Commission Expires March 31, 2011

Michael H Lowery (SEAL)
MICHAEL H. LOWERY

STATE OF VIRGINIA

County of Chesterfield, to wit:

The foregoing instrument was acknowledged before me this 19th day of November, 2009, by MICHAEL H. LOWERY.

My commission expires: June 30, 2012.

Janay Wells Messick
Notary Public

Identification No. 348448

SEAL

JANAY WELLS MESSICK
Notary Public
Commonwealth of Virginia
348448
My Commission Expires Jun 30, 2012

SCHEDULE A

All that certain lot or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, lying and being in Stonewall Magisterial District of Richmond County, Virginia, known as Lot 15, Block A of "Rappa Point", all as shown on a certain plat of survey prepared by Michael A. Wind, Certified Land Surveyor, dated October 19, 2009, stamped October 27, 2009, entitled "SURVEY FOR ELIZABETH F. SMITH BEING LOT 15, BLOCK A IN RAPPA POINT SUBDIVISION," attached to and recorded with this deed in the Clerk's Office of the Circuit Court of Richmond County, Virginia, to such plat reference is hereby made for a more particular description of the real estate herein conveyed.

TOGETHER with a non-exclusive easement of ingress and egress from the property over a certain private road, known as "Rappa Point Road", fifty feet (50') in width and extending from the said property to the public road (V.S.H. 634 and V.S.H. 636), all as shown on a plat of survey dated September, 1954, made by A. L. Garland, C.L.S., recorded in the said Clerk's Office in Deed Book 70, Page 178, (see Plat Cabinet Slide 1-120) and to such plat reference is made a more particular description of the easement herein conveyed.

It is the identical real estate conveyed unto W. W. Lowery, Jr. and Lorelle H. Lowery, as "joint tenants", by deed from Frank L. Seay and Mary H. Seay, dated November 23, 1973 and recorded in Deed Book 100, Page 629 of the aforesaid Clerk's Office. (Reference is made to Section 55-20 of the Code of Virginia for the statutory treatment of such ownership being as if tenants in common.) William W. Lowery, Jr. died on February 17, 1977 and by his will recorded in Will Book 22, Page 682, he devised all of his undivided one-half interest in the property to his wife, Lorelle H. Lowery, for her lifetime, thence to his four children: Patricia L. Waters, William W. Lowery, III, Robert N. Lowery and Michael H. Lowery. Lorelle H. Lowery died on May 28, 2008 and by her will recorded in Will Book 33, Page 93, she devised her undivided one-half interest in the real estate to the aforesaid children: Patricia L. Waters, William W. Lowery, III, Robert N. Lowery and Michael H. Lowery, the Grantors herein.

DBS

INSTRUMENT #0901002
RECORDED IN THE CLERK'S OFFICE OF
RICHMOND COUNTY ON
NOVEMBER 23, 2009 AT 11:30AM
$322.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $161.00 LOCAL: $161.00
ROSA S. FORRESTER, CLERK
RECORDED BY: SMM

St tax $805.09
Cty tax $268.33

WILLIAM L. LEWIS, P.O.
ATTORNEY AT LAW
300 DUKE STREET
TAPPAHANNOCK, VA
22560-0309

OLD STRUCTURE

HEIGHT OF OLD STRUCTURE
107"

NEW STRUCTURE

NEW STRUCTURE

HEIGHT OF NEW STRUCTURE
137"

3-15 Accessory Uses

3-15-1 Accessory uses and structures shall be permitted in any zoning district, unless qualified herein, but only in connection with, incidental to, and on the same lot with a principal use or structure *(or on a lot adjoining and under the same ownership as the lot with the principal use structure)* that is permitted within such district. *(Amended November 8, 2007)*

A. The following accessory uses shall be permitted in conjunction with residential uses:

(15) Farm animals (such as cows, pigs, hogs, goats, sheep, mules, horses and other livestock, chickens and other fowl, bees, and similar utilitarian animals), *with the exception of equine,* shall not be permitted in the Residential, *Limited (*R-1*) or Residential, General (*R-2*)* Districts. Farm animals in the Residential, *Mixed-Use (*R-3*)* District may be allowed if adequate space and other provisions are included in the plan of development for the project. *(Amended July 10, 2008)*

~~*(16) Equine may be permitted in the Agricultural, General (A-1), Residential, Limited (R-1), and/or Residential, General (R-2) Districts, provided that property shall be at least five (5) acres in size. Three (3) equine may be permitted on property five (5) acres in size, with one (1) additional equine being allowed for each additional acre provided. (Amended July 10, 2008)*~~

*(16) Equine may be permitted in the Agricultural, General (A-1), Residential, Limited (R-1), and/or Residential, General (R-2) Districts subject to the following provisions:*

1. *Residential (R-1) and (R-2) parcels shall have a minimum of five (5) acres.*
2. *Minimum of one and one-half (1.5) acres designated for pasture and housing per horse.*
3. *Housing must be a minimum of one hundred (100) feed from adjoining parcels.*
4. *Pastures must be enclosed with adequate fencing.*
5. *Manure management is required so as not to adversely affect adjoining properties (i.e.: use of manure harrow bi-annually)*

# STAFF REPORTS

# Richmond County Building Official
# Building Permit Report For September, 2016

## Breakdown of New Projects Begun

| Project Description | Number |
|---|---|
| Accessory Structure (Residential) | 2 |
| Deck | 1 |
| Dwelling (Single Family) | 2 |
| Electrical | 1 |
| Electrical Service Upgrade (Residential) | 1 |
| Fuel Piping and/or Tank | 1 |
| Mechanical | 1 |
| Porch | 1 |
| Remodel (Residential) | 2 |
| Swimming Pool (In Ground) | 1 |

## Total of All New Projects Begun

| Total |
|---|
| 13 |

## Totals of Fees Collected and Construction Costs

| Total Fees Collected | Total Construction Cost |
|---|---|
| $3,077.67 | $1,179,815.00 |

Richmond County Building Official

# Richmond County Building Official
## Building Permit Report For September, 2016

| Proj # | Applicant Name | Project Location | Project Description | Total Fee | Construction Cost |
|---|---|---|---|---|---|
| 10172 | Helena Chemical Company | 100 Commerce Parkway | Commercial / Industrial Construction | $255.00 | $150,000.00 |
| 10435 | George H. & Kathleen F. Beane | 933 Woodberry Lane | Dwelling (Single Family) | $156.67 | $60,000.00 |
| 10546 | Blaine B & Teresa B English | 4527 Menokin Road | Dwelling (Single Family) | $30.60 | $900.00 |
| 10575 | David Elliott | 291 Indian Banks Road, Farnham, | Dwelling (Single Family) | $510.13 | $200,000.00 |
| 10635 | Jarrod T. Scott | Menokin Road | Dwelling (Single Family) | $492.02 | $292,800.00 |
| 10638 | Shandy Hall, LLC | 1082 Shandy Hall Road | Marine Structure | $334.15 | $54,600.00 |
| 10641 | Bradley K. Hudson | 16278 History Land Highway | Remodel (Residential) | $237.46 | $80,000.00 |
| 10642 | Geraldine Hall | 1228 Beaver Dam Road | Electrical | $30.60 | $0.00 |
| 10643 | Richard Matthew Taylor | 29 Lambs Lane | Electrical Service Upgrade (Resident | $30.60 | $400.00 |
| 10644 | Jose Chavez | 895 Finchs Hill Road | Porch | $39.17 | $2,000.00 |
| 10646 | Richard A. Farmar, III | 2240 Suggetts Point Road | Swimming Pool (In Ground) | $81.60 | $35,000.00 |
| 10648 | Harriette M. Potter | Folly Neck Road | Dwelling (Single Family) | $366.84 | $124,000.00 |
| 10649 | Terry L. Bain | 141 Laurel Lane | Fuel Piping and/or Tank | $30.60 | $700.00 |
| 10650 | Jesse Sanders | 9636 Richmond Road | Mechanical | $40.80 | $7,865.00 |
| 10651 | Matthew Brann | Conley Pond Road | Dwelling (Single Family) | $349.63 | $153,550.00 |
| 10652 | Irina Chandler | 253 Main Street | Deck | $30.60 | $8,000.00 |
| 10654 | Bruce McComb | 334 Front Street | Remodel (Residential) | $61.20 | $10,000.00 |

# Richmond County Building Official
# Building Permit Report For September, 2015

## Breakdown of New Projects Begun

| Project Description | Number |
|---|---|
| Addition (Residential) | 1 |
| Deck | 3 |
| Dwelling (Single Family) | 1 |
| Fuel Piping and/or Tank | 1 |
| Manufactured Home (Single Wide) | 2 |
| Marine Structure | 1 |
| Other | 1 |
| Remodel (Residential) | 2 |

## Total of All New Projects Begun

| Total |
|---|
| 12 |
| |

## Totals of Fees Collected and Construction Costs

| Total Fees Collected | Total Construction Cost |
|---|---|
| $1,416.89 | $366,863.20 |
| | |

Richmond County Building Official

# Richmond County Building Official
## Building Permit Report For September, 2015

| Proj # | Applicant Name | Project Location | Project Description | Total Fee | Construction Cost |
|---|---|---|---|---|---|
| 10119 | Hurst Harvey Oil Company, Inc. | 4649 Richmond Road | Commercial / Industrial Construction | $30.60 | $800.00 |
| 10332 | Westmoreland/Richmond County Habit | 3584 County Bridge Road | Remodel (Residential) | Exempt | $6,000.00 |
| 10395 | Verizon of Va, Inc. | 79 Main Street | Demolition | $30.60 | $0.00 |
| 10400 | AT&T Wireless | 17134 History Land Highway | Special Exception | $91.80 | $15,000.00 |
| 10411 | Scott & Kristy Wilson | 3607 Canal Road | Deck | $56.30 | $19,000.00 |
| 10413 | John E. Lewis | 119 Quail Trail | Remodel (Residential) | $30.60 | $11,910.00 |
| 10414 | Estelle K. Burrell | 148 Folly Neck Road | Deck | Exempt | $3,200.00 |
| 10415 | Pamela D. Ferrell | 51 Maple Street | Deck | $30.60 | $2,000.00 |
| 10416 | Christopher & Kelley Evans | 161 Lakeside Drive | Addition (Residential) | $94.25 | $72,250.00 |
| 10417 | Norman Maiden | 3616 County Bridge Road | Manufactured Home (Single Wide) | $234.60 | $42,225.20 |
| 10418 | Darrell C. Woolard | 1882 Drinking Swamp Road | Fuel Piping and/or Tank | $30.60 | $250.00 |
| 10419 | Shandy Hall, LLC | 1082 Shandy Hall Road | Marine Structure | $55.08 | $9,000.00 |
| 10420 | Milton W. Douglas, Jr. | 21 Grand View Lane | Remodel (Residential) | $99.02 | $20,000.00 |
| 10421 | Christopher & Nicole Mays | 241 Hedgerow Lane | Manufactured Home (Single Wide) | $204.00 | $8,000.00 |
| 10422 | James Sanders | 761 Cliffs Road | Dwelling (Single Family) | $428.84 | $157,228.00 |

101 COURT CIRCLE - P.O. BOX 1000
WARSAW, VIRGINIA 22572-1000

(804)333-3415
Fax: (804)333-3408

www.co.richmond.va.us

D. BARRY SANDERS
Director of Code Administration

T. RICHARD ENGLISH
Code Compliance Officer

N. Dwayne Sanders
Richmond County Planner

**Monthly Status**
**September, 2016**

To: Richmond County Board of Supervisors
From: Dwayne Sanders, Richmond County Planner

Subject: Monthly Status on Planning and Zoning

Planning:

- Mr. Quicke and Mr. D. Sanders attended the Northern Neck Planning District Commission Regional Resilience Workshop.
- Mr. D. Sanders is enrolled in the VFMA 2016 Floodplain Management Workshop to be held in Fredericksburg on October 25th.
- Representative from Sun Energy Corporation based out of North Carolina scheduled an appointment to discuss Solar Energy with Mr. Quicke, Mr. B. Sanders and Mr. D. Sanders.

Development & Zoning Violations:

- One zoning infraction occurred and violation letter was sent out.
- Currently two zoning infractions are still pending.

Questions or concerns please feel to contact me at 804-333-3415

Sincerely,

Dwayne Sanders
Richmond County Planner

Board of Supervisors: 10/13/2016 Monthly Report

Activity for the month of August 2016:

- 0 E&SC and SWM plan(s) was/were submitted for review;
- 0 Revised E&SC and SWM plan(s) was/were submitted for review;
- 0 E&SC and SWM plan(s) was/were reviewed and approved;
- 0 E&SC and SWM Plan(s) was/were found deficient and not approved;
- 0 E&SC and SWM plan(s) is/are pending review;
- 3 New Land-Disturbing Permits was/were issued;
- 2 Permitted Land-Disturbing project(s) was/were completed;
- 0 Permitted Land-Disturbing project(s) was/were renewed;
- There are 27 active Land-Disturbing projects;
- Performed E&SC site inspections upon active land-disturbing projects;
- Provided guidance to engineers and property owners regarding erosion and sediment control and stormwater management;
- Provided guidance to citizens regarding the permitting process for proposed shoreline activities, water-dependant facilities and land-disturbing activities;
- There was not a Wetlands Hearing held in August. There is currently nothing on the agenda for the month of October.

Best regards,

Report Prepared By: T. Richard English Jr.
Environmental Compliance Agent

# FINANCIAL INFORMATION

# Monthly Financial Report – September 2016

| | | |
|---|---|---|
| Cash Balance | (9-30-2016) | $1,399,692 |
| Previous Year | (9-30-2015) | $1,293,650 |
| | | |
| General Fund Balance | (9-30-2016) | $821,673 |
| Previous Year | (9-30-2015) | $707,080 |
| | | |
| Monthly Sales Tax | | $111,845 |
| YTD Sales Tax (July, August, September) | | $331,204 |
| | | |
| Monthly Building Permit Value | | $1,189,815 |
| YTD Building Permit Value | | $4,181,793 |
| | | |
| Monthly Building Permit Fees | | $3,016 |
| YTD Permit Fees | | $11,072 |
| | | |
| Outstanding 2016 Taxes | | $5,486,254 |
| Outstanding 2015 Taxes | | $244,712 |

RICHMOND COUNTY, WARSAW, VIRGINIA
OFFICE OF THE TREASURER
KRISTIE S. BRANN, TREASURER

# TREASURER'S TRIAL BALANCE
## SEPTEMBER 30, 2016

| | | |
|---|---|---|
| CASH IN OFFICE: | 700.00 | |
| UNION BANK | | |
| Cash in Bank Acct. 817 | 224,897.56 | |
| Richmond County IIIFI Acct. 5016258 | 1,174,795.76 | |
| Rich. Co. Special Welfare Fund Acct. 026204 | 12,771.33 | |
| Commonwealth Attorney Asset Foreiture Federal 835212034 | 0.00 | |
| Commonwealth Attorney Asset Foreiture State 8506820341 | 16.20 | |
| Richmond County Public Library Account 630003121 | 7,263.80 | |
| Rich. Co. Public Library Special Account 8502698142 | 22,095.85 | |
| N.N. Technical Center Acct. Ck. 8966 | 65,558.85 | |
| N.N. Technical Center IIIFI 5016231 | 445,772.88 | |
| N.N. Regional Special Education Program Checking | 25,000.00 | |
| N.N. Regional Special Education Program HiFi | 55,657.50 | |
| GENERAL FUND: | | 821,673.05 |
| ASSIGNED FUND BALANCES: | | |
| Reassessment Fund | | 60,000.00 |
| Capital Improvement Fund | | 125,053.96 |
| Bond Holding | | 110,487.00 |
| Ambulance Fund | | 30,329.32 |
| EMS Retention | | 44,928.00 |
| RCPS CIP Fund | | 188,000.00 |
| Prepaid Taxes – 2016 | | 6,141.65 |
| Prepaid Taxes – 2017 | | 401.63 |
| Over & Short Account | | 163.53 |
| Courthouse Maintenance Fund | | 13,215.18 |
| Richmond Co. Special Welfare Fund | | 12,771.33 |
| Commonwealth Attorney Asset Foreiture Federal 8352120341 | | 0.00 |
| Commonwealth Attorney Asset Foreiture State 8506820341 | | 16.20 |
| Richmond County Public Library Account 630003121 | | 7,263.80 |
| Rich. Co. Public Library Special Account 8502698142 | | 22,095.85 |
| N.N. Technical Center Trust | | 511,331.73 |
| N.N. Regional Special Education Program Accounts | | 80,657.50 |

| | | |
|---|---|---|
| COUNTY TAXES: | | |
| Uncollected Taxes 2016 | 5,486,254.80 | |
| Uncollected Taxes 2015 | 244,712.67 | |
| Uncollected Taxes 2014 | 107,493.42 | |
| Uncollected Taxes 2013 | 41,862.17 | |
| Uncollected Taxes 2012 | 20,221.13 | |
| Uncollected Taxes 2011 | 13,874.01 | |
| Prior | 23,645.35 | |
| | | 5,486,254.80 |
| Reserve for Uncoll 2015 | | 244,712.67 |
| Reserve for Uncoll 2014 | | 107,493.42 |
| Reserve for Uncoll 2013 | | 41,862.17 |
| Reserve for Uncoll 2012 | | 20,221.13 |
| Reserve for Uncoll 2011 | | 13,874.01 |
| Prior | | 23,645.35 |
| | **7,972,593.28** | **7,972,593.28** |

# Richmond County

**Expenditure Report - Department Summary**

/2016

Financial Report

| | Annual Budget | Month To Date 9/30/2016 | Year To Date 9/30/2016 | % Budget Expended |
|---|---|---|---|---|
| General Government | | | | |
| Board of Supervisors | 110,052 | 3,808 | 21,487 | 20 |
| Operating Reserve | 1,700,797 | 147,886 | 603,241 | 35 |
| County Administrator | 210,834 | 32,547 | 71,282 | 34 |
| Information Technology | 227,063 | 8,652 | 49,255 | 22 |
| Commissioner of Revenue | 182,583 | 13,752 | 47,012 | 26 |
| Assessor | 30,000 | 0 | 30,000 | 100 |
| Treasurer | 204,744 | 16,798 | 52,385 | 26 |
| Electoral Board | 17,711 | 114 | 1,555 | 9 |
| Registrar | 62,576 | 5,816 | 17,653 | 28 |
| Total General Government | 2,746,360 | 229,373 | 893,870 | 33 |
| Judicial | | | | |
| Circuit Court | 15,000 | 0 | 13,357 | 89 |
| General District Court | 10,860 | 0 | 290 | 3 |
| Magistrate | 100 | 0 | 87 | 87 |
| Juv. Detention/Ct. Serv. Unit | 30,748 | 3,543 | 6,399 | 21 |
| Clerk of Circuit Court | 231,756 | 16,982 | 52,063 | 22 |
| Commonwealth's Attorney | 277,128 | 22,551 | 70,617 | 25 |
| Total Judicial | 565,592 | 43,076 | 142,813 | 25 |
| Public Safety | | | | |
| Sheriff/Law Enforcement | 1,456,322 | 104,767 | 407,533 | 28 |
| E911 System | 64,500 | 192 | 31,337 | 49 |
| Ambulance/Rescue | 676,256 | 47,351 | 179,597 | 27 |
| Fire Suppression/VFD | 157,000 | 0 | 47,038 | 30 |
| Juvenile Group Home | 11,698 | 0 | 12,538 | 107 |
| Building Inspections | 90,428 | 7,031 | 21,053 | 23 |
| Animal Control | 64,848 | 4,517 | 13,832 | 21 |
| Medical Examiner | 400 | 0 | 0 | 0 |
| Civil Defense | 81,362 | 6,694 | 20,190 | 25 |
| Total Public Safety | 2,602,814 | 170,552 | 733,118 | 28 |
| Public Works | | | | |
| Street Lights | 4,150 | 0 | 721 | 17 |
| Solid Waste Management | 600,600 | (936) | 127,179 | 21 |
| General Properties | 313,424 | 14,758 | 128,583 | 41 |
| Total Public Works | 918,174 | 13,822 | 256,483 | 28 |
| Health and Welfare | | | | |
| Local Health Services | 122,309 | 0 | 37,940 | 31 |
| Community Service Board | 25,000 | 0 | 6,250 | 25 |
| Dept. of Social Services | 1,684,350 | 213,786 | 472,929 | 28 |
| Comp. Services Act | 337,500 | 0 | 0 | 0 |
| Family Development Center | 189,957 | 15,830 | 47,489 | 25 |
| Area Agency on Aging | 7,650 | 0 | 7,650 | 100 |
| Total Health and Welfare | 2,366,766 | 229,616 | 572,258 | 24 |
| Education | | | | |
| Public Schools | 14,191,277 | 1,476,076 | 5,346,424 | 38 |
| Rapp. Community College | 9,647 | 0 | 9,647 | 100 |
| Total Education | 14,200,924 | 1,476,076 | 5,356,071 | 38 |
| Parks Recreation and Culture | | | | |
| Recreational Programs | 30,500 | 0 | 25,000 | 82 |

# Richmond County

**Expenditure Report - Department Summary**

/2016

Financial Report

| | Annual Budget | Month To Date 9/30/2016 | Year To Date 9/30/2016 | % Budget Expended |
|---|---|---|---|---|
| Richmond County Museum | 18,129 | 1,171 | 3,806 | 21 |
| Public Library | 88,160 | 0 | 20,040 | 23 |
| Total Parks, Recreation and Culture | 136,789 | 1,171 | 48,846 | 36 |
| Community Development | | | | |
| Planning | 152,657 | 12,324 | 37,117 | 24 |
| Economic Development | 15,938 | 0 | 11,500 | 72 |
| NN Planning District Commission | 9,500 | 0 | 9,500 | 100 |
| Soil & Water/RC&D | 12,000 | 0 | 12,000 | 100 |
| Wetlands Board | 3,207 | 0 | 0 | 0 |
| Litter & Recycling | 5,000 | 0 | 3,573 | 71 |
| Coop. Extension Program | 57,542 | 356 | 2,616 | 5 |
| Total Community Development | 255,844 | 12,680 | 76,306 | 30 |
| Nondepartmental | | | | |
| Misc. & Contingiencies | 89,317 | 4,198 | 61,091 | 68 |
| Total Nondepartmental | 89,317 | 4,198 | 61,091 | 68 |
| Capital Projects | | | | |
| Capital Projects | 0 | 0 | 34,182 | 0 |
| Total Capital Projects | 0 | 0 | 34,182 | 0 |
| Total Expenditures | 23,882,580 | 2,180,564 | 8,175,038 | 34 |