

Family Subdivision Application Packet

Revised April 2018



Caroline County Department of Planning and Community Development
233 West Broaddus Avenue
Bowling Green, VA 22427
www.co.caroline.va.us

Phone: 804-633-4303 Fax: 804-633-1766



Caroline County Family Subdivision Requirements

The Department of Planning and Community Development has established this application packet to provide an overview as to the process associated with establishing a family subdivision in Caroline County.

Initial Consultation

Call the County Department of Planning and Community Development (DPCD) to discuss your proposal and obtain a family subdivision application. It is recommended that the applicant discuss the subdivision with staff prior to having a surveyor initiate work to discuss subdivision regulations, including placement of lots, lot dimensions and access.

Obtaining Health Department Approval

A private soil scientist (AOSE) should prepare the packet that will be submitted to the Virginia Department of Health (VDH). Once this is done, complete the following:

1. Obtain an application for a septic permit from the DPCD. A \$175 fee is required per lot.
2. The DPCD will provide you with the yellow copy of the septic permit to take to the VDH.
3. Contact VDH at 804.633-6237 about the process to obtain a Septic Certification Letter and/or Septic Permit:
 - All parcels, the new and residual, must have a suitable septic location.
 - a. If the residual parcel already has an existing house and septic system in place, then there is no need to have an additional septic location identified and certified by VDH.
 - b. If the residual parcel does not have an existing house and septic system, then a suitable septic location must be identified and certified by VDH.

The Septic Certification letter and/or Septic Permit must be submitted with the completed Family Subdivision Application.

Preparing the Plat

Once a suitable septic location has been identified and approved by VDH, contact a surveyor or engineer who is licensed by the Commonwealth of Virginia to prepare the survey.

- a. The surveyor must show the primary and reserve drainfield location for each parcel on the plat.
- b. Other family subdivision platting requirements are included in the attached Surveyor Checklist.

As stated in the Caroline County Zoning Ordinance, Article 4, Section 2.11(e): *Common driveway entrances shall be utilized in accordance with Section 5.20 of the Subdivision Ordinance.*

Caroline County Subdivision Ordinance, Section 5-20.1: *“where a tract of land is proposed as a minor subdivision, access to the subdivided lot shall be provided by a right-of-way of at least fifty (50) feet in width...only one point of access shall be allowed for a minor subdivision unless there is more than 425 feet of separation between an existing entrance and the newly proposed entrance.”*

The following statements shall be included on the family subdivision plat as per Section 6 of the Subdivision Ordinance:

Notes for properties in the CBPA as follows:

This property is subject to the Caroline County Chesapeake Bay Preservation Area Overlay District regulations. Any future activity may require a site specific RPA determination. Activities within the RPA are subject to the criteria regarding encroachments, modifications, or other allowable activities, as specified by the Caroline County Chesapeake Bay Preservation Act program. Onsite septic systems are subject to the septic pumpout and reserve drainfield requirements of the Caroline County CBPA program.

Additional/optional note: If RPA is shown on plat, include a note regarding the basis of the RPA:

- *Existing RPA, wetland or other map sources*
- *Site Specific determination (include the approval date)*
- *Designated as RPA on CBPA map*

Note for properties **not** in the CBPA

Subsequent action by Caroline County may result in this property being designated as being subject to the Caroline County Chesapeake Bay Preservation Area Overlay District.

Legal Documents

An attorney must prepare a deed with the appropriate deed language per the County Subdivision Ordinance requirements. Required Family Subdivision Language is included in this packet. Additional documents may include an affidavit with appropriate language, if not included within the deed, and a road maintenance agreement, when creating three (3) or more lots.

Submission

Submit the family subdivision application and fees with a copy of the executed deed, four (4) original plats with an executed and notarized Owner’s Consent and Dedication and Surveyor’s Certificate, one (1) copy of the VDH Certification Letter or Drainfield Construction Permit to the Department of Planning and Community Development and the two (2) completed checklists included in this packet.

The Department of Planning and Community Development will review the application:

- a. If approved, the County will keep one (1) copy of the plat and VDH Documentation and return the others.
- b. If revisions are necessary, we will notify the surveyor/engineer in regards to the necessary changes.
- c. The surveyor/engineer will make the necessary changes and resubmit the plat for County review and approval.

Once approved by the County, the plat and deed must be recorded within six (6) months or the approval is void and will need to be resubmitted for County review and approval. Before any building permits are issued, you will need to provide the DPCD with the Deed Book and Page Number where the plat is recorded.

If you have further questions please feel free to call the Department of Planning and Community Development at (804) 633-4303.

Important Additional Information

Immediate Family is defined as:

Parents
Grandparents
Children
Grandchildren
Siblings
Aunt, Uncle, Niece, Nephew

Special Requirements

The parcel of land transferred to a family member must be at least 2 acres, meeting the dimensional requirements of a 2 acre parcel.

The residual tract (parent tract) must retain at least half of its original size or 10 acres, whichever is less (the original size since 1989 prior to any previous family subdivisions).

Immediate family members cannot transfer the property to non-immediate family for at least 5 years.

Property must be zoned RP and at least 4 acres.

A shared entrance is required unless there is at least 425 feet of separation between the proposed entrance and any existing entrances.

A twenty foot right of way must be provided to access the properties.

If three or more properties are created, then a Road Maintenance Agreement will be required.



Family Subdivision Checklist

Applicant Checklist

Please complete the following checklist and return with the items listed below.

- Payment of **\$200 + \$50/new lot created** (Checks payable to Treasurer of Caroline County)
- Completed Land Development Application
- One (1) copy of the Certification Letter or Construction Permit for Sewage Disposal from the Virginia Department of Health for all subdivided lots and the residual portion
- Executed deed with appropriate family subdivision language, included in the Family Subdivision Application Packet and as stated in the Caroline County Subdivision Ordinance, Section 3-1.1 (Items 1-7)
- Four (4) original plats from the surveyor, signed and notarized by the property owner.
- Completed Surveyor Checklist
- A road maintenance agreement in conformance with Section 3-1.1, Item 4, if creating 3 or more lots. Sample attached.

For Office Use Only

Date: _____

Checked for Completion by: _____



Required Family Subdivision Language

1. The grantee is an immediate family member of the owner(s) who are immediate family members, as defined in this ordinance.
2. No previous transfer under this provision has been granted to the grantee in this County.
3. The lot will not be voluntarily transferred to a non-immediate family member for at least five (5) years except in accordance with paragraph thirteen (13) of the subdivision ordinance. Nothing in this section shall prohibit the subsequent or simultaneous transfer of a shared interest to the spouse of the grantee.
4. When creating more than two (2) lots, a road maintenance agreement on perpetuity must be executed between the property owners with a statement that the owners will not request to be included in the Virginia Department of Transportation Rural Addition Program.
5. The grantee is 18 years of age and able to hold real property under the laws of Virginia.
6. The purpose of the transfer is to provide for the housing needs of the grantee.
7. The transfer is not for the purpose of circumvention of the Subdivision Ordinance.
8. Additional note when appropriate: the residual or parent parcel can no longer be subdivided under the provisions of the Subdivision Ordinance.

Note: The family subdivision language must be on the plat AND executed deed.



Family Subdivision Checklist for Surveyor

To be completed by the surveyor and returned with the application package.

- Title on plat specifying that it is a Family Subdivision Plat
- Property lines of the new lot shown with bearings and distances
- Total area of the new lot (square feet and acreage)
- Total area of the residual parcel with appropriate notation regarding future subdivision as per Article 3.1-1 of the Subdivision Ordinance
- Tax map number of the pre-existing parcel
- The location of the proposed drainfield (primary and reserve)
- The current zoning of the property
- The deed book and page numbers of the parent tract of land
- The location of any water bodies and RPA boundaries
- The location and dimensions of all access points or driveways from the state road. A common driveway is to be utilized with a minimum ingress/egress easement of 20 feet in width.
- The location of any easements and public rights-of-way
- If fronting on a state maintained road, a minimum dedication of twenty-five (25) feet from the centerline is required for public use
- The surveyor's name, address, telephone and fax numbers, and seal with certificate number on each plat
- An executed surveyor's certificate provided on the plat
- A dotted line delineating the required building setbacks
- The location of all existing structures
- Owner's Consent and Dedication provided on the plat
- Family Subdivision Language as per Section 3-1.1 of the Subdivision Ordinance (provided on the plat)
- Chesapeake Bay notes as per Section 6 of the Subdivision Ordinance provided on the plat.

Surveyor Signature: _____ Date: _____



PLANNING & DEVELOPMENT APPLICATION

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

233 WEST BROADDUS AVENUE

BOWLING GREEN, VA 22427

(804) 633-4303

WWW.CO.CAROLINE.VA.US

DATE SUBMITTED: _____

CASE NUMBER: _____

*NOTE: AN APPLICATION SHALL NOT BE DEEMED OFFICIALLY FILED UNTIL ALL REQUIRED PLANS, PLATS, FEES AND SUPPORTING DOCUMENTATION ARE SUBMITTED TO THIS DEPARTMENT.

1. TYPE OF REQUEST

REZONING: FROM _____ TO _____

PROFFER AMENDMENT _____
(REZONING CASE #)

SPECIAL EXCEPTION: _____
(ORDINANCE SECTION)

SITE PLAN: _____ MAJOR _____ MINOR

VARIANCE: _____

ADMINISTRATIVE APPEAL _____

COMP. PLAN AMENDMENT _____

OTHER _____

SUBDIVISION (MAJOR)

_____ PRELIMINARY _____ FINAL

_____ CONCEPT

SUBDIVISION (OTHER)

_____ MINOR _____ BLA/VACATION

_____ FAMILY

2. PROPERTY INFORMATION

TAX MAP NUMBER _____

CURRENT ZONING _____

ACREAGE OF REQUEST _____

TOTAL ACREAGE _____

PHYSICAL ADDRESS/LOCATION _____

VOTING DISTRICT _____

UTILITIES: _____ PUBLIC _____ PRIVATE _____ EXISTING _____ NEW

3. APPLICANT / OWNER INFORMATION

OWNER OF RECORD:

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER

E-MAIL

APPLICANT:

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER

E-MAIL

AGENT/DEVELOPER/ENGINEER:

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER

E-MAIL

MAIN POINT OF CONTACT:

NAME

MAILING ADDRESS

MAILING ADDRESS

PHONE NUMBER

E-MAIL

4. I/WE READ THIS COMPLETED APPLICATION, UNDERSTAND ITS INTENT AND FREELY CONSENT TO ITS FILING. THE INFORMATION PROVIDED IS ACCURATE TO THE BEST OF MY/OUR KNOWLEDGE. I UNDERSTAND THAT THE COUNTY MAY APPROVE, CONDITIONALLY APPROVE, OR DENY THE REQUEST FOR WHICH I AM APPLYING. FURTHERMORE, I GRANT PERMISSION TO THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT AND OTHER AUTHORIZED GOVERNMENT AGENTS TO ENTER THE PROPERTY AND MAKE SUCH INVESTIGATIONS AS THEY DEEM NECESSARY TO EVALUATE THE REQUEST.

_____ OR _____
 OWNER SIGNATURE AGENT/APPLICANT SIGNATURE

_____ _____
 OWNER'S NAME AGENT/APPLICANT NAME

_____ _____
 DATE DATE

5. FEE SCHEDULE

REZONING	_____	+	(_____ X <u>\$50</u>) = _____	
	BASE FEE		ACREAGE \$/ACRE	TOTAL
PROFFER AMENDMENT	_____	+	(_____ X <u>\$100</u>) = _____	
	BASE FEE		NO. OF REQUESTS \$/REQUEST	TOTAL
SPECIAL EXCEPTION	_____	+	(_____ X <u>\$50</u>) = _____	
	BASE FEE		ACREAGE \$/ACRE	TOTAL
SITE PLAN: MAJOR	_____	+	(_____ X <u>\$50</u>) = _____	
	BASE FEE		ACREAGE \$/ACRE	TOTAL
SITE PLAN: MINOR	<u>\$400</u>	X	_____ = _____	
	BASE FEE		NUMBER OF REQUESTS	TOTAL
COMP PLAN AMENDMENT	_____	X	_____ = _____	
	BASE FEE		NUMBER OF REQUESTS	TOTAL
VARIANCE/ADM. APPEAL	<u>\$600</u>	X	_____ = _____	
	BASE FEE		NUMBER OF REQUESTS	TOTAL
SUBDIVISION: MINOR			<u>\$250 - MINOR</u> <u>\$200 - BLA</u> <u>\$100 - VACATION</u> = _____	
TYPE: _____			<u>\$200 + \$50 PER NEW LOT - FAMILY</u>	TOTAL
SUBDIVISION: MAJOR	_____	+	(_____ X <u>\$50</u>) = _____	
	BASE FEE		NUMBER OF LOTS \$/LOT	TOTAL
CONCEPT PLAN	<u>\$250</u>	X	_____ = _____	
	BASE FEE		NUMBER OF REQUESTS	TOTAL
OTHER	_____	X	_____ = _____	
				TOTAL

CHECK # _____ CASH CHARGE RECEIPT # _____

REVIEW BY / COMMENTS: _____

