

ORANGE COUNTY
DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
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May 16th, 2018

Peter Jarowey
214 Windsor Rd
Waban, MA 02468

Peter,

Per your May 15th, 2018 email you requested confirmation of the remaining development possibilities in the Somerset Farm subdivision, pursuant to existing zoning and approved proffers, as well as development potential associated with 3 adjacent properties. My responses are below:

- For the 292 acres subject to the 1994 rezoning and proffers (the original Somerset Farm subdivision), 262 dwelling units have been constructed of the 320 originally approved for the development buildout. The area generally labeled as Section 4 on the preliminary development plan may be permitted for an additional 58 dwelling units, pending RSA approval (among others).
- For the 2.53 acres subject to the 2000 rezoning (tax parcels 4-5B and 4-5C), a total of 7 single-family lots may be permitted per said rezoning, pending RSA approval (among others). This area is distinct from the 292-acre portion of the subdivision as it is not subject to any proffers, but it is considered part of the Somerset Farm subdivision.
- Tax parcels 4-5A, 4-5H, and 4-5D, which are adjacent to the above properties, are zoned Agricultural and are not considered part of the development. Each parcel can accommodate up to one single-family dwelling. These parcels could be developed separately, or it would be possible to seek a zoning map amendment (i.e. a rezoning) from Agricultural (A) to Planned Residential (R-3) if the intent is to incorporate them into the Somerset Farm development. Any increase in the allowable density would be pursuant to the rezoning.

To summarize, the existing Somerset Farm subdivision can accommodate up to an additional 65 dwelling units under current zoning. Approval of an updated preliminary plat and improvements plans will be necessary for this development.

It should be noted this letter is not an official zoning determination, but rather a recap of my 4/10/2018 email response to you regarding similar inquiries.

Please let me know if you need any other information.

Sincerely,



Josh Frederick
Director of Planning & Zoning

Cc: File