

A place to call home.

Grow, nurture, farm, create, and enjoy a special world dominated by open space.

- ◆ 19.249 acres, rounded-off to **19.25 acres**.
- ◆ About **18.25 acres tillable**, per Caroline County assessment.
- ◆ **Many hundreds of acres under conservation easements** to the Virginia Outdoors Foundation protect nearby lands within the viewshed of this property.
- ◆ **PRICE: \$198,500.** Property was enrolled in the land use taxation program. Seller will pay NO roll back taxes.
- ◆ Tax Map ID: 23-A-6A
- ◆ Farm rental agreement cancelled this year. Possession of the property at closing is possible.



View is looking up Camden Road. The property is to the right, including the trees, the only trees on the property. Near those trees is a nice house site, if you like some trees near the house.

Camden Road terminates about a half mile from this property and serves a home, farm, and the mansion known as Camden, on the Rappahannock River. The road carries little traffic.

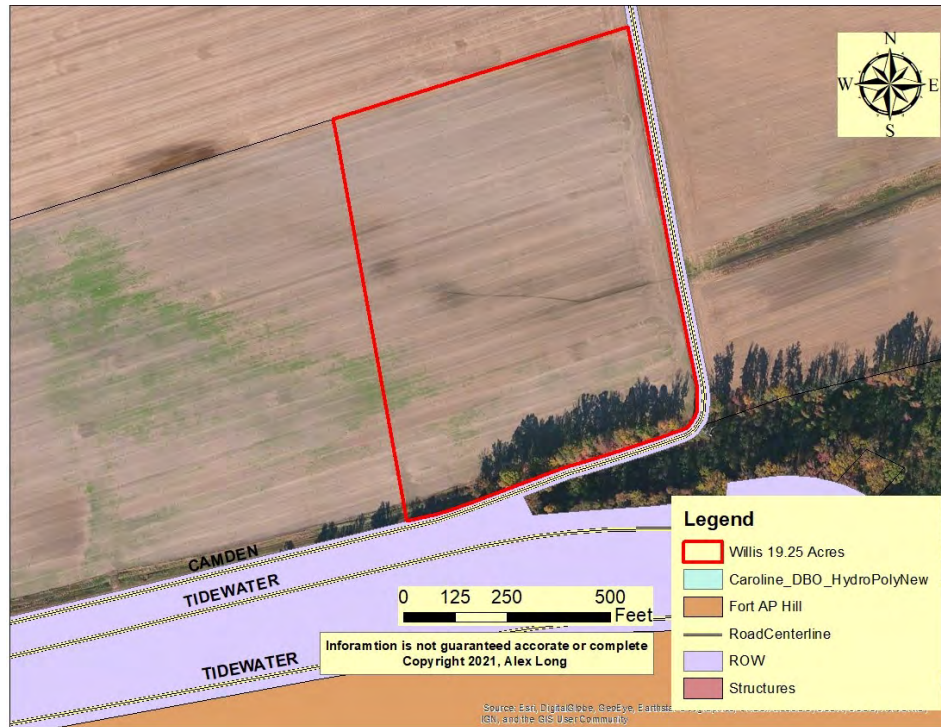
This part of the road is a prescriptive easement. Reason for the indentation in the plat at the southern side is the purchase of a small property to enlarge Route 17.



Above, the 19 acres includes the thin tree-line along Camden Road. It is a nice place for a house site, if you want to back up to trees with a view of fields.

Below, view of the 19 acres and surrounding properties, other than the 19 acres. One farmer farms it all. He is very good with an excellent reputation and would like to continue farming this tract, or whatever is not used for the house site. How much rent? That is confidential and can be disclosed during a study period. Farming is competitive in terms of renting good land.



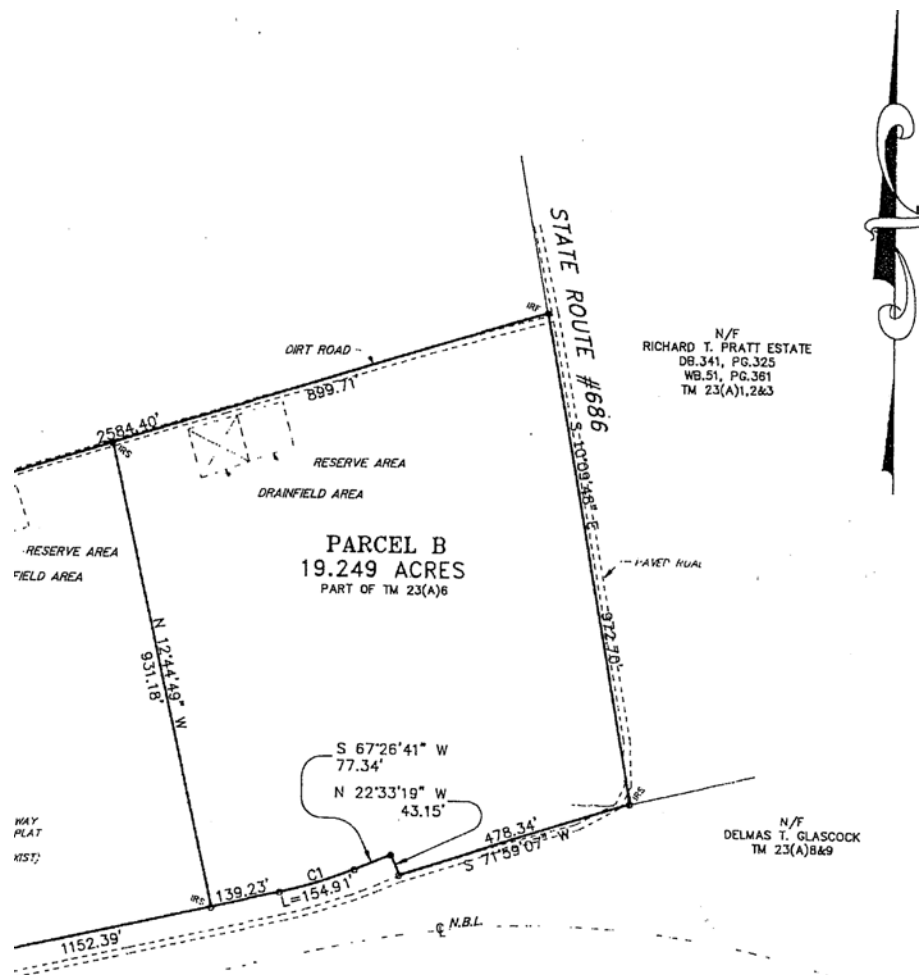


Above, GIS map with ortho circa 2019 and Caroline County tax map layer, approximate.

Below, a portion of a plat of partition found at Caroline County Deed Book 389, Page 311 and Plat Cabinet "B", at Page 3-A. The property has about 1,590 feet of state road frontage.

The Property has long, extensive road frontage along Camden Road.

Plat of survey is available.



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Alex Long, Licensed in Virginia; Weichert Realtors; 540.371.8700; along@ccim.net

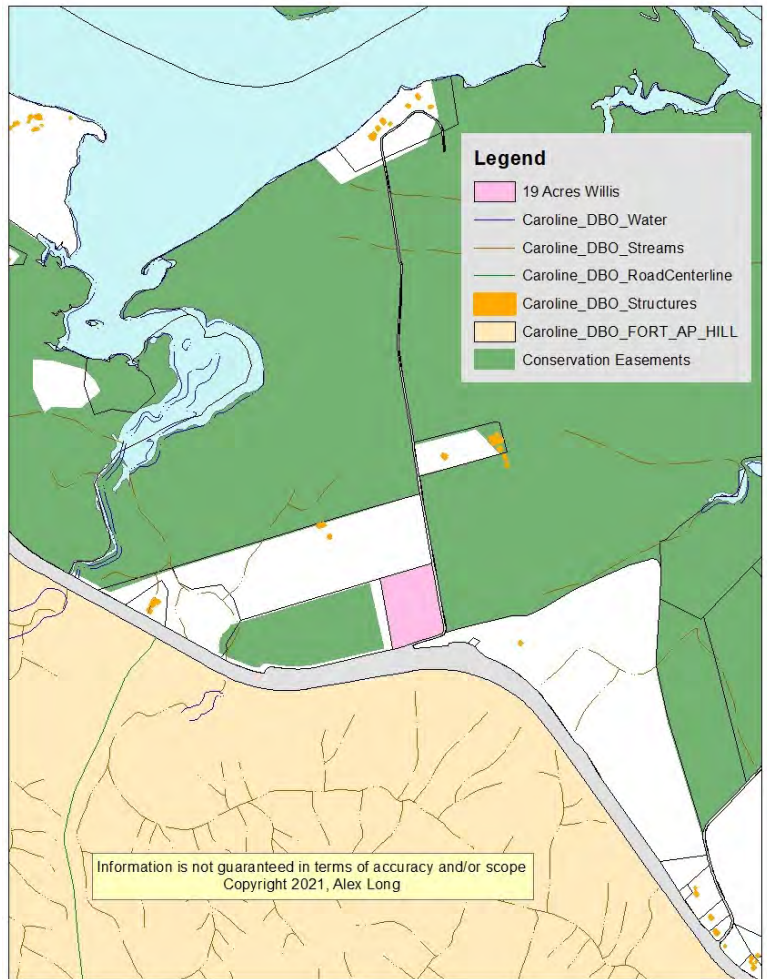


Conservation Easements

- ◆ **Is the 19 acres under a conservation easement?** The Property for sale is free from any conservation easements.
- ◆ No restrictions apply to the Property (19 acres), other than zoning and other regulations applied to all properties in the area.
- ◆ **Impact of the Camden conservation easements** include maintaining scenic beauty, maintaining the agricultural uses of the farm, and protecting the archaeological resources, which is the primary objective of the easements.

ENJOY

- ◆ **Overall direct impacts** to the 19 acres are to provide a scenic viewshed for enjoyment and very little traffic on Camden Road, since there will not be any large developments.
- ◆ **Could the Buyer make a conservation easement on the 19 acres?** Maybe. Usually, a much larger size tract is required, but this parcel is next to existing easements. A conservation easement might limit the parcel to one house, forgoing, eliminating, a family subdivision and require siting and size restrictions on a house and barns. Buyer might get Virginia Tax Credits and lower tax assessments; and leave a **lasting positive legacy**.



Camden Conservation Easements

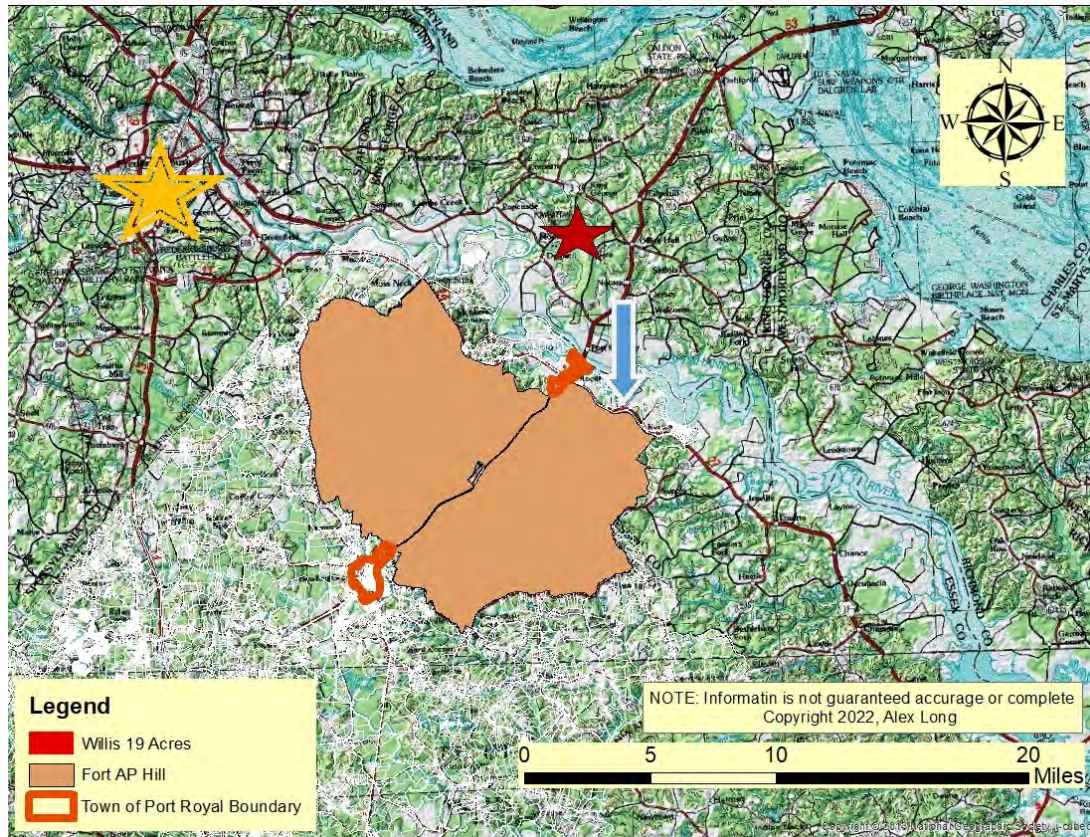
Several Conservation easements were placed upon the lands comprising most, but not all of Camden Plantation, a large part of which:

“... has been designated by the Secretary of the Interior as a Historic Landmark, most notably for the archaeological resources recorded (96 sites) for prehistoric occupation of Late Archaic, Early Woodland, and Middle Woodland periods in addition to evidence for Late Woodland and Historic period villages; and has yielded significant information pertaining to the occupation of of Virginia’s Upper Middle Peninsula and Interior Coastal Plain regions by Virginia’s indigenous peoples there by meriting the Property’s inclusion in both the Virginia Landmarks Register and the National Register of Historic Places.”¹

Further, the conservation easements on Camden are to preserve the open-space, scenic, natural and historic values. Some farm buildings and a few houses are allowed, under very strict regulations as found in the easement document.

1. Camden Farm, LLC to Virginia Outdoors Foundation, conservation easement; 30 September 2008; Caroline County Deed Book 975, Page 348; cited: pp 4-5.

LOCATION



Great positive feature of this location is the ability to access Fredericksburg or Washington, DC, points north, via either one of two routes: City of Fredericksburg via either Route 17, straight up or go across the Rappahannock bridge at Port Royal, short-cut over to Route 3 and take that approach. Time of day will impact traffic. Washington and points further north can be accessed either via I-95 from Fredericksburg or go across the Potomac River bridge and up through Maryland. The new Potomac River bridge has an expected completion of winter 2023; doubling the width from the old bridge to four twelve foot wide lanes.

Above, Fredericksburg area is shown in gold star. Hamlet of King George is at a red star. King George hamlet is a drive of only about 12 minutes to enjoy a large pool and many fitness resources at the YMCA.

Grocery stores and shopping are found at the King George hamlet, further east of the YMCA and at Bowling Green, both about 15 minutes. Downtown Richmond is about one hour. City of Fredericksburg is about 30 minutes, depending upon traffic. Washington D.C. is a hope and prayer away, no matter where you begin.

Historic Town of Port Royal on the Rappahannock River was founded in 1744, is too tough to die, and thrives today; waiting for your visit.

FORT AP HILL

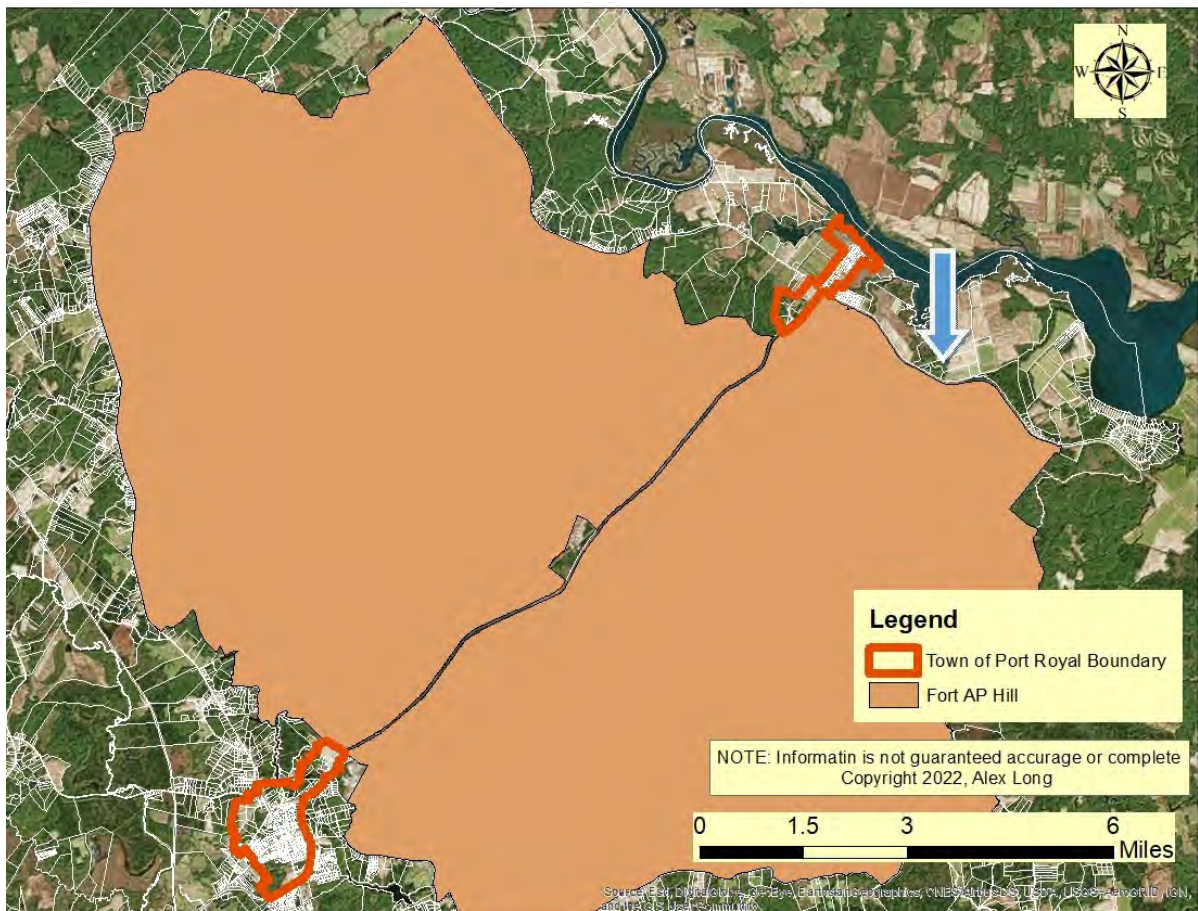


<https://home.army.mil/aphill/index.php>

Above, hot-link to website, the source of the screen shot above.

Below, a GIS map showing Fort AP Hill. The 19 acres is about at the point of the blue arrow. Red outlines are the Town of Bowling Green and Port Royal. Yes, you will hear some noise from Fort AP Hill. A little noise is the sound of freedom. If they get too loud, local government does have channels of communication to seek solutions to problems which might arise.

Fort AP Hill is a major reason for the continued rural nature of this area.



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ROLL BACK TAXES

- Land use taxation lowers real estate taxes for those who use the land for agricultural and/or forestry purposes.
- A 'roll back' of taxes happens when the use is changed to other than agriculture or forestry use and/or the land is subdivided to the point the land no longer qualifies. The roll back is the current year, five years back at 10% interest.
- ♦ The Seller will pay no roll back taxes. The price reflects this fact: the Seller will pay no roll back taxes.
- ♦ Buyer options might include, but are not limited to:
 - Do nothing and just let the program expire; rent the farm out or farm the land yourself;
 - If you build a house, there will be a roll back for the house site, as noted below
 - If Buyer changes the use and/or subdivides (not possible with existing zoning, but, maybe with a family subdivision, per Caroline County Ordinances); then a roll back will come into play.
- ♦ **Do not rely upon this information, but CONTACT Caroline County and ask directly. Contact is found below.**

Roll back taxes:

*Per your request, I have calculated two separate estimated roll back tax amounts for parcel 23-A-6A with the acreage being 19.25 acres. At this time, we have to use the interest date of 12/31/2021 due to the 2022 real estate tax rate not having been set as of yet. The **estimated** roll back tax amount for the entire tax parcel 23-A-6A, 19.25 acres, is approximately \$4,655.07. The estimated roll back tax amount for 1 acre designated house site is approximately \$1,736.81. These figures are only **estimated amounts** based upon the best current information we have at this time and are subject to change.*

Why is the roll back tax for the house site greater?

The one acre house site roll back tax amount is figured off of the difference between the potential house site value and the land use value. For example:

Tax Year: 2021

40,000 (House Site Value) – 750 (Land Use Value – Farm Acreage) = 39,250 Value x (.77/\$100) Tax Rate for 2021 & any accrued interest

Tax Year: 2020

30,000 (House Site Value) – 750 (Land Use Value – Farm Acreage) = 29,250 Value x (.83/\$100) Tax Rate for 2020 & any accrued interest

The increase in the house site value from 2020 to 2021 is due to the general reassessment. The 1 acre potential house site for this parcel is being included in the land use assessment so when the roll back is figured, it is calculated off of the house site value of \$40,000 for 2021 and \$30,000 for the years 2016-2020.

This calculation is done for the current tax year and prior 5 tax years with the corresponding tax rate for each year and any interest. I used the tax years 2016-2021 as we do not have a tax rate for 2022 yet.

If you have any questions, please let me know!

Thanks,

Erica S. McCarty

Real Estate Tax Examiner

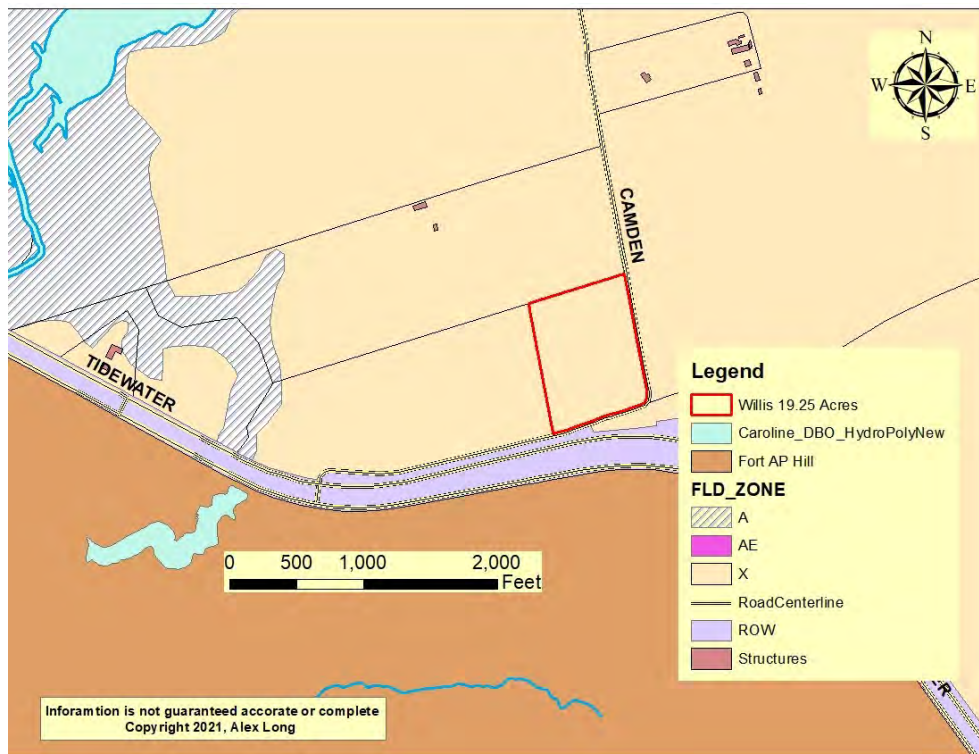
Caroline County

Commissioner of the Revenue

Office: (804) 633-9834

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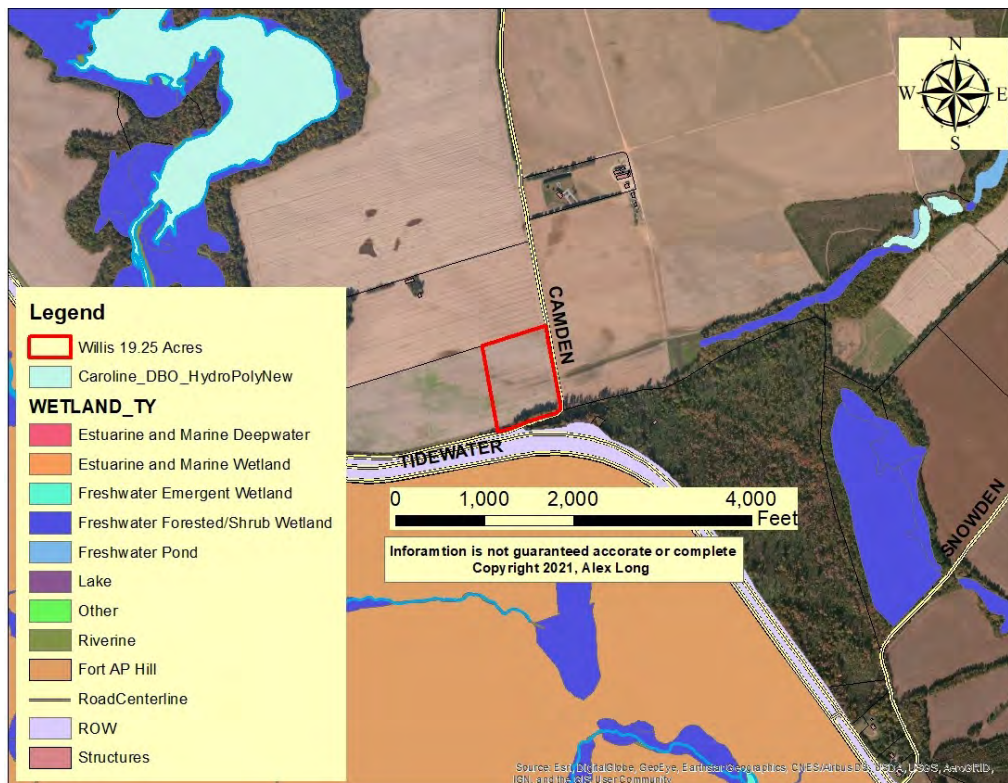




These maps are made with data from sources deemed reliable, but NOT guaranteed accurate.

Above, floodplain data from FEMA; it appears, subject to your confirmation the property is not in a floodplain.

Below, National Wetlands Inventory map showing jurisdictional wetlands. Subject to your confirmation, it appears there are no jurisdictional wetlands.

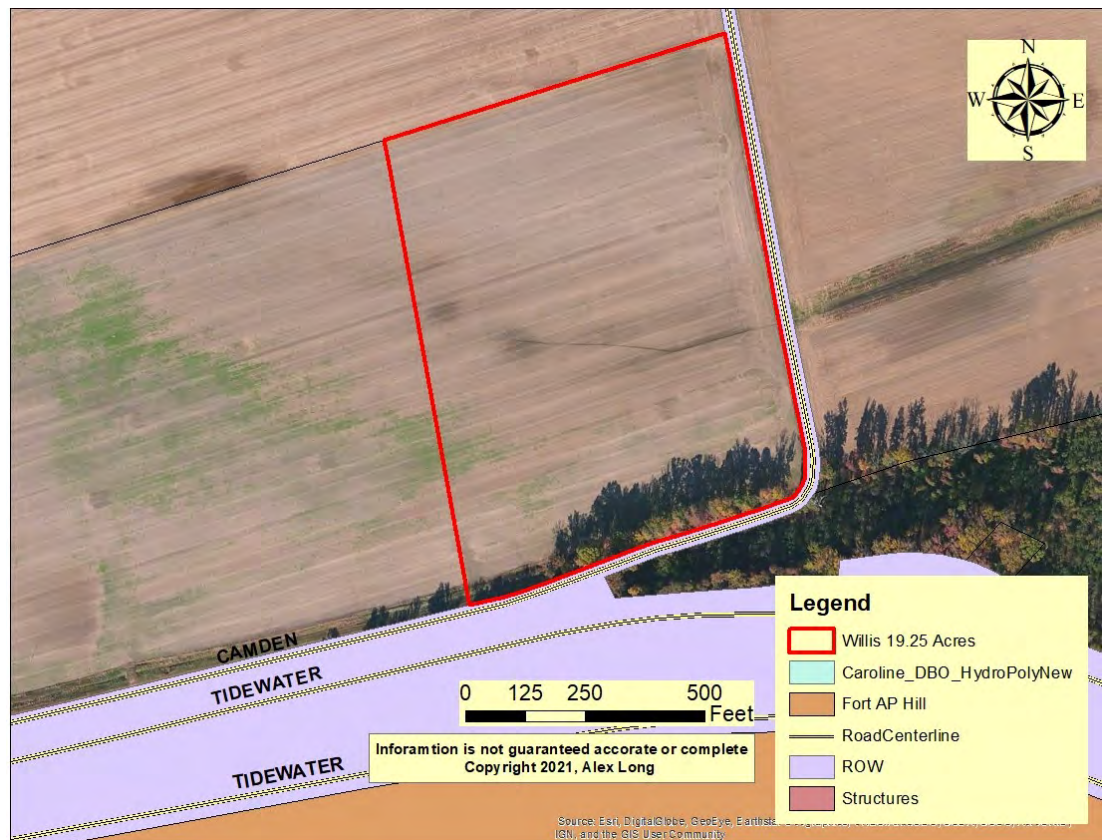


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Above, somewhat of a macro view of aerial data circa 2018; below, a micro view of Subject. Please note that the Caroline County tax map shape is not correct for the 19

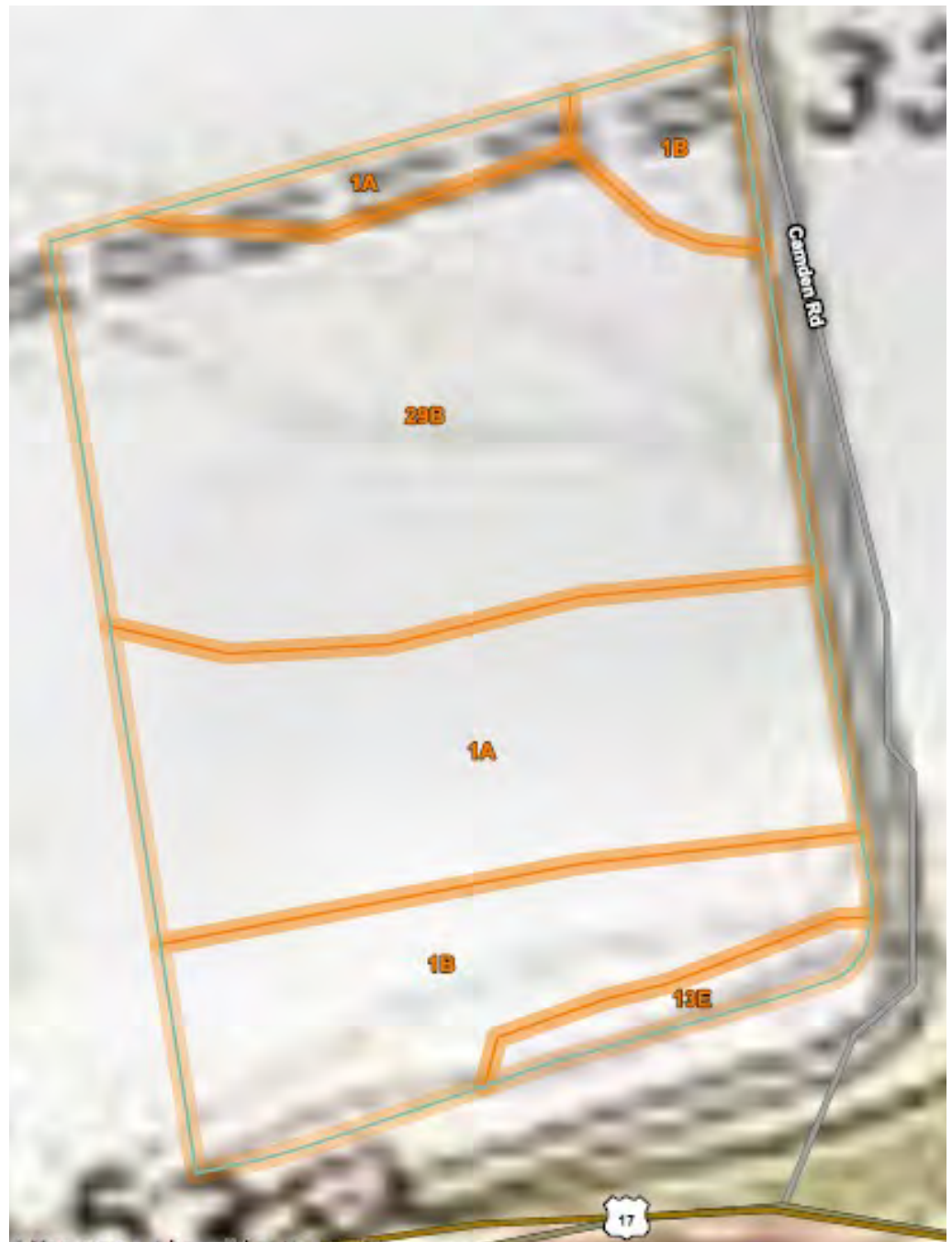


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SOILS

Soil map from United States Department of Agriculture, Web-Soils. These maps are only approximations. The Caroline County tax map configuration was used and drew this out to 16.8 acres. **The plat of survey is correct and controls.** An approximation is better than no information at all. A summary is at the next page.



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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	5.4	31.9%
1B	Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded	3.6	21.5%
13E	Nevarc sandy loam, 15 to 50 percent slopes	0.5	2.8%
29B	Wickham fine sandy loam, 2 to 6 percent slopes, very rarely flooded	7.4	43.8%
Totals for Area of Interest		16.8	100.0%

Excerpts from Soils Report for only the three (3) major soils. Report is available upon request.

1A—Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded

Typical profile

H1 - 0 to 16 inches: loamy sand

H2 - 16 to 40 inches: sandy clay loam

H3 - 40 to 65 inches: sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: Very rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Farmland classification: All areas are prime farmland

1B—Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded**Typical profile**

H1 - 0 to 16 inches: loamy sand

H2 - 16 to 40 inches: sandy clay loam

H3 - 40 to 65 inches: sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: Very rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Farmland classification: All areas are prime farmland

29B—Wickham fine sandy loam, 2 to 6 percent slopes, very rarely flooded**Typical profile**

H1 - 0 to 15 inches: fine sandy loam

H2 - 15 to 19 inches: fine sandy loam

H3 - 19 to 37 inches: sandy clay loam

H4 - 37 to 70 inches: loamy fine sand

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

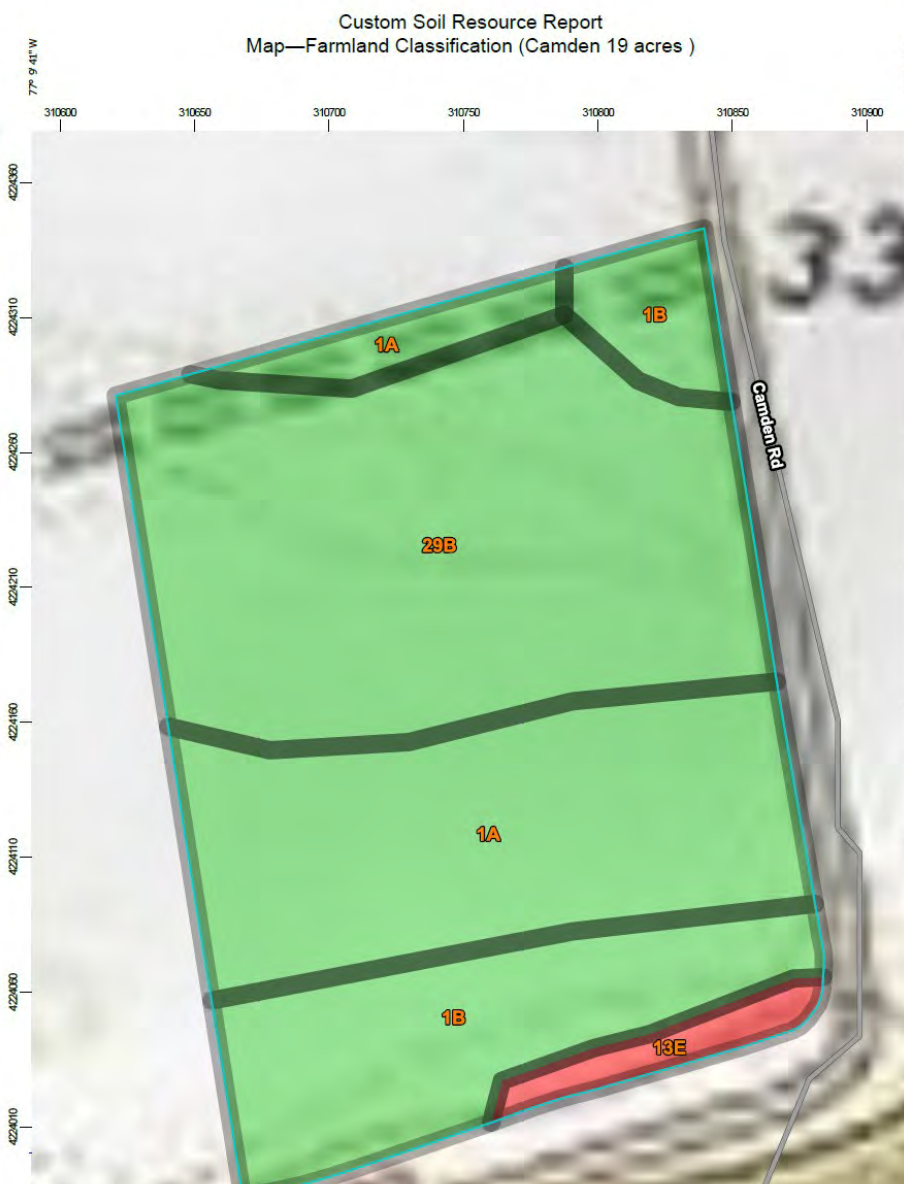
Frequency of flooding: Very rare

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Farmland classification: All areas are prime farmland

- Soils maps are very general, this is not an exact set of data.
- This soils map drew-out at 16.8 acres; the plat of survey states 19.25, as does the tax record. The Plat of survey CONTROLS.
- Some information is better than no information.
- Soils are ranked Class 1 thru 7. The arable lands at the 19 acres are Class II (2) soils, very good for general agricultural purposes.
- Septic field absorption is rated as "limited" due to a number of reasons. However, a drain field was located on the plat of survey.



Table—Farmland Classification (Camden 19 acres)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, very rarely flooded	All areas are prime farmland	5.4	31.9%
1B	Altavista fine sandy loam, 2 to 6 percent slopes, very rarely flooded	All areas are prime farmland	3.6	21.5%
13E	Nevarc sandy loam, 15 to 50 percent slopes	Not prime farmland	0.5	2.8%
29B	Wickham fine sandy loam, 2 to 6 percent slopes, very rarely flooded	All areas are prime farmland	7.4	43.8%
Totals for Area of Interest			16.8	100.0%

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ZONING

- ◆ The Property is zoned “RP” with an overlay “RSA”, which extends along the Route 17 Rappahannock River corridor. Density of house to land in the RP District is one house per ten acres; in the RSA overlay, it is one house per 25 acres, except for family subdivision.
 - ◇ Excerpts from the Caroline County Zoning Ordinance follow this page.
 - ◇ You are advised to contact Caroline County directly to confirm any information you rely upon.
 - ◇ The 19 acres is an existing parcel which is grandfathered to build a house.
 - ◇ **Caroline County office of planning and community development: Phone: 804-633-4303**
 - ◇ Use the tax map ID to communicate with Caroline County Planning Office: TM 23-A-6A
- ◆ Across the river is King George County, which also has a planning policy of low density residential land use in favor of promoting and keeping agriculture and sensitive environmental landscapes.
- ◆ The “PMUD” up river is a proposed development called Haymont, which never took-off.
- ◆ The Town of Port Royal has its own zoning ordinances, sperate from Caroline County.
- ◆ Fort AP Hill is owned by the Federal Government as a military reservation.
- ◆ Green area along Route 301 in middle of Fort AP Hill is the Caroline County Detention Facility.



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Section 19 Resource Sensitive Area Overlay District (Adopted 07/23/02)**19.1 Purpose and Intent**

The purpose of this district is to protect and promote the public health, safety and general welfare by encouraging the most desirable development and use of land along the Route 17/Rappahannock River Valley corridor that reflects the historical development patterns within the corridor, to encourage architectural designs and land development patterns which result in functional and attractive relationships between buildings, cultural, historical, natural and scenic resources and the surrounding areas, and to preserve the agricultural use of land that dominates the corridor.

It is the intent of this district to implement the Resource Sensitive Area designation of the Comprehensive Plan.

19.2 District Boundaries

Beginning at the intersection of the Spotsylvania County line and the Rappahannock River along the King George County boundary line, thence proceeding southeast along the King George County boundary to the Essex County boundary line, thence proceeding south to the intersection of the Fort A.P. Hill boundary line, thence proceeding northwest along the Fort A.P. Hill boundary line to Snow Creek, thence north along Snow Creek to the intersection of the Spotsylvania County boundary line, thence northeast to the King George County boundary line, its point of beginning.

19.3 Establishment of Districts

The Resource Sensitive Area Overlay District shall be in addition to and shall overlay all other zoning districts where it is applied so that any parcel of land lying in whole or part in the Resource Sensitive Area Overlay District shall also lie within one or more of the other zoning districts provided for by this ordinance. The effect shall be the creation of new zoning districts consisting of the regulations and requirements of both the underlying district(s) and the Resource Sensitive Area Overlay District.

19.4 Administration

The administration of this section shall be through Article XV, Section 14, Site Plan Requirements, Article XVII, Section 3, Zoning Permit Applications and Fees, and through the Subdivision Ordinance.

19.5 Permitted Uses

All uses permitted by right or by special exception/use in the underlying zoning district(s).

19.6 Lot Area and Other Dimensional Requirements

The lot area and other dimensional requirements shall be the same as those requirements set forth in the underlying zoning district(s) except that the minimum lot size shall be twenty-five acres.

19.7 Design Standards

All subdivisions pursuant to the Caroline County Subdivision Ordinance or commercial and industrial

Source: Caroline County

- b. By access from a public street other than that on which the property fronts.
 - c. One point of access may be permitted for each lot of record as of the effective date of this ordinance provided no entrances between parcels are located any closer than 450 feet to each other. The Planning Commission may modify this requirement if it finds that it best accomplishes the purposes of Section 19.1
- Existing parcels of land shall not be denied access to a public street if no reasonable joint or cooperative access is possible, at the time of development.
- 2. All structures shall be situated on a lot such that the visual impact to public roads, adjacent properties, and the Rappahannock River is minimized. Structures should be placed in the tree line, at the edge of fields, or in cleared areas next to fields in lieu of placement in an open field.
 - 3. To the extent possible, buildings shall be situated so that they do not protrude above treetops and the crest line of hills, as seen from public streets or the Rappahannock River.
 - 4. All outside storage or display of goods shall generally be wholly screened from view of all public streets and the Rappahannock River, except as allowed by a special exception permit. All storage areas shall be located to the rear of the structure.
 - 5. No parking, storage, or display of goods shall be permitted in the required front setback.
 - 6. No clear cutting of trees shall be permitted in the required front setback of any lot or parcel of land. Selective thinning of trees may be permitted to allow reasonable sight lines. Dead, dying or diseased trees and underbrush may be removed. The Planning Commission may require additional landscaping to offset the selective removal of trees for sight lines.
 - 7. For any subdivision of land, the lots shall be designed to minimize the visual obtrusiveness of the development. Subdivisions shall incorporate existing driveways, fence lines, tree lines, stone walls, hedgerows or other traditional landscape features into the design of the development, provided the incorporation does not result in the placement of an incompatible structure on the property (i.e. the construction of a building in the middle of a field).
 - 8. When constructing roads and driveways, the crossing of contours and the use of cut and fill should be minimized. Effort should be made to follow existing contours to the extent possible.
 - 9. A landscape plan shall be required with any commercial, industrial or residential site

Article 4

Rural Preservation District (RP)

(Adopted 3/28/95-Amended thru 08/18/15)

Section 1 - Statement of Intent

The general intent of this district is to recognize the predominant rural character of Caroline County, much of which is devoted to open space type uses, such as, but not limited to, crop farms, non-intensive agricultural operations and forests. This district is established for the specific purposes of maintaining the rural character and facilitating existing and future crop farms and non-intensive agricultural operations, the conservation of natural resources and discouraging suburban sprawl. This district encompasses generally rural areas where urban services such as water and sewer are not planned.

It is further recognized that some areas of the County are planned for future development but do not yet have public facilities, utilities or the transportation system in place. In areas as designated, this district shall serve as a holding zone, until such areas are appropriate for development.

Section 2 - Permitted Principal Uses and Structures

1. Crop farms, silviculture and non-intensive agricultural operations.
2. Single Family Dwellings, detached.
3. Places of Worship.
4. ~~Lodges and Clubs.~~ Repealed 03/28/2000
5. Nurseries and Greenhouses (wholesale).
6. Game Preserves, Wildlife Sanctuaries and Conservation Areas.
7. Public Facilities (excluding landfills).
8. Public Utilities (Transmission and Distribution).
9. Manufactured Houses, subject to the following conditions:
(Amended 9/26/95)
 - (a) Such units are attached to a permanent foundation;
 - (b) Such units are skirted with an approved all weather material.
10. Cemetery, family.
11. Family Divisions, subject to the following conditions:
(Amended 11/25/97)
 - (a) The minimum lot size shall be two (2) acres;
 - (b) The lot area and other dimensional requirements shall be the same as that for a two (2) acre lot in the RR-2 Zoning District;
 - (c) The parent tract shall maintain the minimum lot size required in the RP zoning district or ½ the size of the original lot size, whichever is less;
 - (d) Overall sketch plan showing future proposed family divisions shall be provided;
 - (e) Common driveway entrances shall be utilized in accordance with Section 5.20 of the Subdivision Ordinance.

Section 3 - Permitted Accessory Uses and Structures

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures, including:

1. Wayside stands for the display and sale of products produced on the premises (excluding processed products).
2. Garages and domestic storage buildings.
3. Home Occupations, minor.
4. Family Apartments, subject to the following conditions:
 - (a) Such a unit shall not be occupied by more than three (3) persons, at least one of which must be the natural or adopted parent, grandparent, child, grandchild, brother, or sister of the owner and occupant of the single family residence on the same lot;
 - (b) Such a unit shall contain no more than 1,000 square feet of living space;
 - (c) No dwelling units other than the principal structure (a single-family dwelling) and one such family apartment shall be located on a lot;
 - (d) When such a unit is no longer needed by a member of the immediate owner's family and the three (3) year period following the date it passes final inspection by the County Building Official has expired, the unit shall be considered a nonconforming use and as such can be rented to anyone.
5. Parish House or Rectory (accessory to places of worship).
6. Cemetery (church).
7. Temporary Uses (Amended 8/22/00)
 - (a) A Manufactured House for Purposes of Housing Farm Labor subject to the following conditions:
 - (1) The applicant shall be the owner of the farm on which the manufactured home is to be located;
 - (2) Not more than one farm tenant structure for each fifty acres of land devoted to agricultural uses shall be permitted;
 - (3) The manufactured home must be skirted so that the undercarriage is not visible;
 - (4) The sewage disposal and water supply systems for the manufactured home be approved by the Caroline County Health Department;
 - (5) At least one occupant of the manufactured home shall be employed full-time on the subject farm;
 - (6) A temporary zoning permit may be issued for a period not to exceed five years. At least thirty (30) days prior to the expiration of the permit, permittee shall apply to the Zoning Administrator for a renewal of the temporary zoning permit. Upon the determination by the Zoning Administrator that all the conditions under which the permit was issued have continued to be complied with, and that there are no changed conditions, the Administrator shall renew said permit for an additional five year period. If, however, the permittee has not complied with permit conditions, or conditions have changed, the Zoning Administrator shall revoke the temporary zoning permit.
 - (7) There shall be no tenant house available on the farm and no dwelling on the farm rented to a family without at least one member working full-time on the farm. Nothing in this shall be construed to permit the owner of the farm to occupy the home.
 - (8) For the purpose of this Section, the term "farm" shall be defined as land used for the production of crops; the raising of pasturing of livestock; the raising of hay for livestock, either for income producing equine pursuits or the production of cattle to produce beef, milk and other dairy products; for the raising of poultry and sale of chickens and eggs; or for the growing of fruit. However, no such use shall qualify as a "farm" use unless the person conducting same shall demonstrate annual gross sales

or anticipated annual gross sales of \$10,000 or demonstrate sufficient need to justify one full-time farm employee;

- (9) The temporary zoning permit shall be obtained prior to locating a manufactured home in accordance with this Section.

(b) A Single-Section Manufactured House for a Medical Hardship subject to conditions:

- (1) Only one such manufactured home shall be located on the parcel;
- (2) The manufactured home shall be accessory to a single family residential dwelling;
- (3) The manufactured home shall house a member of the immediate family;
- (4) Upon elimination or correction of the hardship, the manufactured home shall be removed;
- (5) Zoning permit shall be valid for five (5) years. Prior to expiration, application may be made for a new Zoning Permit;
- (6) Failure to comply with these conditions shall void the permit.

~~(c) Turkey Shoots or Other Temporary or Seasonal Events.~~ **Repealed 08/18/15**

- ~~(1) The duration of the event shall not exceed five (5) consecutive days.~~
~~(2) The event or events shall not exceed fourteen (14) days combined in any calendar year.~~
~~(3) Not more than four (4) events are permitted in any calendar year.~~
~~(4) The proposed event shall not result in any noise, glare, dust, or other noxious elements that adversely affect the use of neighboring properties.~~

(c) Yard Sales (Accessory to residential uses) (Adopted 08/18/15)

- (1) The duration of the event shall not exceed three (3) consecutive days.
- (2) Not more than four (3) events are permitted in any calendar year

(d) Seasonal Events (Adopted 08/18/15)

- (1) The duration of a single event shall not exceed three (3) consecutive days, with a cumulative total not to exceed twenty four (24) days in any calendar year.
- (2) The proposed event shall not result in any noise, glare, dust, or other noxious elements that adversely affect the use of neighboring properties.

8. Family Day Homes (Adopted July 24, 2001)

Six (6) to twelve (12) children subject to issuance of an Administrative Permit in accordance with Chapter 15.2-2292 of the Code of Virginia.

No accessory use or structure shall be permitted until the principal use or structure has been established.

Section 5 - Special Exception Uses with Board of Supervisor's Approval

1. Animal Hospitals and Veterinarian Clinics.
2. Kennels, Commercial.
3. Sand and Gravel Extraction and Sales. (Amended 8/24/04)
4. Airports.
5. Campgrounds/Camping Areas.
6. Sanitary Landfills (governmental).
7. Equestrian facilities (spectator)
8. Training Centers for Handicapped Persons.

9. Sawmills.
10. Public Utilities - generation.
11. Adult Homes and Nursing Homes.
12. Child Care Facilities.
13. Bed and Breakfast.
14. Home Occupations, Major.
15. Professional Office subject to the following conditions:
 - (a) The minimum parcel size shall be fifty (50) acres;
 - (b) A minimum of eighty (80) percent of the property shall remain in open space.
 - (c) The facade of the structure shall resemble a single family dwelling or agricultural building. Architectural drawings shall be submitted with the site plan.
 - (d) Parking shall be located to the rear of the structure.
 - (e) No subdivision of the property shall be permitted.
 - (f) A site plan shall be submitted and approved in accordance with Article XV, Section 14 of the Zoning Ordinance.
 - (g) A landscaping plan shall be submitted and approved with the site plan.
 - (h) Other conditions as provided for in Article XVII, Section 11 of the Zoning Ordinance may be required.
16. Convents, Monasteries and Religious Retreats.
17. Housing for Seasonal Farm Labor, subject to the following conditions:
 - (a) Minimum parcel size of fifty (50) acres;
 - (b) Housing shall be only for the employment needs for farms in Caroline County;
 - (c) Housing units shall be occupied from April 15 to November 15 only. No residential occupancy shall be permitted from November 15 to April 15;
 - (d) No more than one such housing unit shall be permitted per parcel;
 - (e) Housing units shall be designed and constructed for such housing needs; for farm employees only and single sex occupancy;
 - (f) Farm housing must meet Virginia Department of Health standards for well and septic;
 - (g) Any other conditions that may be imposed by the County pursuant to Article XVII, Section 11 of the Zoning Ordinance.
18. Golf Clubs and Golf Courses.
19. Rural Commercial Recreational Uses subject to the following conditions:
(Amended 7/28/98)
 - (a) The minimum acreage for commercial recreational structures and uses shall be two (2) acres.
 - (b) On-site supervision of events shall be maintained at all times.
 - (c) The proposed sites shall have direct access to a road designated as a Class 1 hard surface secondary road.
 - (d) The proposed site shall be of a size and shape appropriate for the proposed use and be situated so as to provide adequate buffering to protect adjacent development from potentially adverse effects.
 - (e) A site plan shall be submitted in accordance with the requirements of Article XV, Section 14.
 - (f) All rural commercial recreational structures and uses shall not produce sound levels which exceed sixty (60) decibels during hours of operation as measured at the nearest property line.
 - (g) The use shall also be subject to the standards and conditions as may be applicable pursuant to Article XVII, Sections 10 and 11.

20. Radio/TV Studio, Office and Broadcasting Facilities. (Adopted 4/14/98)
21. Communication Facilities (Repealed and Replaced 5/25/04)
22. Clubs and Lodges (Adopted 03/28/2000)
23. Special Events Facility – a facility where private weddings and parties, and other similar events which shall not be open to the public are held with invited guests not to exceed 300. (Adopted 08/26/03)
24. Contractor's Office, Equipment, Storage, and Sales Facilities. (Adopted 05/25/04)
25. Family Divisions where the property does not meet the provisions of Article 4, Section 2.11. (Adopted 10/26/04)

Requirements for Approving Non-Conforming Family Subdivision

The Board of Supervisors may approve a special exception for a family subdivision which does not meet the lot size requirement as set forth in Section 2, subsection 11 of this Article provided that the Board of Supervisors determines that the family subdivision is consistent with the intent of the County Comprehensive Plan and results in the promotion and preservation of the rural character of the County. The Board may approve the special exception provided that the proposal promotes the health, safety, and general welfare of the public and meet the following criteria:

1. The purpose of the family division is solely to provide for the housing needs of immediate family members.
 2. The granting of the special exception shall allow the family division to comply with the land use designation of the comprehensive plan.
 3. A concept plan shall be submitted and approved as a condition of the special exception. The concept plan shall identify all proposed and anticipated future family divisions. Actual transfer may not occur until some future date.
 4. All proposed lots shall be required to have an approved drainfield location shown on the concept plan.
 5. The minimum size of all lots shall not be less than one (1) acre.
 6. All lots shall be accessed by a minimum of a fifty (50) ft. access easement with a minimum of travel service width of twenty (20) ft.
 7. In granting the special exception, the Board of Supervisors may impose conditions regarding the location, character and other features of the proposed family division as it may deem necessary to the public interest; and it may require a guarantee or bond to remain in effect until compliance with such conditions has occurred.
 8. This amendment shall not apply to pre-existing recorded family subdivisions.
26. Antique Shop (Adopted 02/08/05)
 27. Nursery and/or Greenhouse (Commercial) (Adopted 3/21/06)
 28. Therapeutic Health Facility subject to the following conditions: (Adopted 1/09/07)
 - (a) The minimum parcel size shall be fifty (50) acres;
 - (b) A minimum of fifty (50) percent of the property shall remain in open space,

- (c) Structures shall meet the setbacks for the Rural Preservation District; set forth in Article XII, Section 1 of the ordinance;
 - (d) The exterior of any new structures shall resemble a single family dwelling or agricultural building. Elevations shall be submitted with the site plan for review and approval;
 - (e) Appropriately trained and licensed medical personnel shall be on-site and/or on-call at all times;
 - (f) Subdivision of the property which is subject to the special use permit is prohibited;
 - (g) A site plan shall be submitted and approved in accordance with Article XV, Section 14 of the Zoning Ordinance;
 - (h) A landscaping plan shall be submitted and approved with the site plan;
 - (i) Other conditions as provided for in Article XVII, Section 11 of the Zoning Ordinance may be required.
29. Artist Studio in which the artist/operator does not reside on the property.
(Adopted 6/12/07)
 30. Golf Course, Major (Adopted 09/09/08)
 31. Private Roads in rural subdivisions subject to the standards in Article 15, Section 8, Development Standards, paragraph L - Standards for private road subdivisions.
(Adopted 8/11/09)
 32. Community Administrative Office (Adopted 03/26/13)
 33. Boarding School (Adopted 04/09/13)
 34. Community Use (Adopted 03/26/13)
 35. Reserved
 36. Rural Resort (Adopted 09/23/14)
 37. General Store (Adopted 09/23/14)
 38. Museum (Adopted 09/23/14)
 39. Property Manager's Residence (Adopted 3/25/14)

APPROVED FOR RECORDATION
CAROLINE COUNTY PLANNING DEPT.

DATE: 5/15/92

AGENT: Michael A. F. D.

N/F
KATHERINE & E. THOMPSON CHINAULT
DB.103, PG.296
TM 23(A)05

N/F
RICHARD T. PRATT ESTATE
DB.341, PG.325
WB.51, PG.381
TM 23(A)1,2&3

PARCEL A
38.498 ACRES
PART OF TM 23(A)6

PARCEL B
19.249 ACRES
PART OF TM 23(A)6

15' MILE RIGHT OF WAY
EASEMENT AS PER PLAT
ON DB.103, PG.296
(H-AD DOES NOT EXIST)

N/F
DELMAS T. GLASCOCK
TM 23(A)8&9

