

PLANNING AND DEVELOPMENT DEPARTMENT

Development Review Division



July 14, 2006

WELDON GENE & SHIRLEY
1621 COUNTRYSIDE DR
RINGGOLD VA 24586

RE: BRUMLEY ROAD PROPERTY
PIN # 14-21-32-300-001C-0000
Project Number: 06-100001

Dear Shirley:

Based upon the information submitted, Development Review has determined that your property at the 2400 Brumley Road can be considered buildable based upon the following information and history.

As stated in the letter from the County dated 8/9/95, this property, Parcel 1C, was subdivided in December of 1988 without benefit of County review or approval. Although said letter states your property was not considered buildable without platting, you have put forth evidence that has allowed the County to revisit this determination.

The following is information about each piece:

- 001A: Big Oaks Ranch (parent parcel) 600 +/- acres
- 001B: 14-21-32-300-001D-0000; Margaret Green property: 3.19 acre pasture (along with 001D which is the 1 acre homestead cutout); created in 6/88, total 4+/- acres.
- 001C: 14-21-32-300-001C-0000 Weldon property; created 12/88, 8.24 acres. The Weldons have documentation that on October 20, 1986, Dr. Green discussed giving the Weldon's some property. The property was transferred to them in 1988.
- 001N: 23-21-32-300-001N-0000 Green Quentin L & Marian M; a .26 acre pasture which is a remnant piece from the property that is on the south side of Brumley Road. This was created by the road which split the parent parcel.

In 1988, when parcel 1B and 1C were created, the zoning was A-1 on these properties; the zoning was changed to the A-5 and A-10 zoning designation in 1991. The County had a policy at that time that allowed small subdivisions to subdivide under the 5-acre development regulation where two pieces could be 1 acre or greater and all others must be greater than 5 acres. In 1988, when only three pieces were created, the County did not require the filing of a 5-acre development plan.

In this case, the parent parcel created two additional parcels both fronting on Brumley Road: one meeting the greater than 1-acre requirement (Margaret Green property) and the other meeting the greater than 5-acre requirement (Weldon Property). In conclusion, the Weldon property can be officialized under this policy and is entitled to one single family building permit. Please present a copy of this letter with any future building permit application for this property: 14-21-32-300-001C-0000.

Should you have any further questions, feel free to give me a call at (407) 665-7387.

Sincerely,

Denny Gibbs
Senior Planner

Cc: Building Permit Techs
Don Fisher, Ass't County Manager
Ginny Markley, Concurrency Program Manager
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