New Kent
COUNTY · VIRGINIA
COMMUNITY DEVELOPMENT

DATE: April 21, 2016
TO: Agricultural & Forestal District Advisory Committee
FROM: Sheri Wood, Community Development
RE: **AFD-007-16**, Addition to the **Mill Creek** AFD

REQUEST

The applicant, Elizabeth W. & Henry Vranian, Jr. et al, have applied to add approximately 32 acres to the **Mill Creek** Agricultural and Forestal District (AFD). The **Mill Creek** AFD currently consists of 16 parcels totally approximately 1,459 acres and expires August 31, 2018.

PUBLIC HEARINGS (Tentative)

Planning Commission:	June 20, 2016
Board of Supervisors:	July 11, 2016

PROPERTY INFORMATION

Tax Map Parcel & GPIN #'s:	28-22E, GPIN L31-0450-0271 28-22H, GPIN K31-0206-4973 28-22M, GPIN K30-3898-4895 28B-3-74, GPIN K30-3461-4738 28B-3-77, GPIN K30-3676-4820 28B-3-78, GPIN K30-3579-4586 28B-3-79, GPIN K30-3746-4752 28B-3-80, GPIN K30-3636-4501 28B-3-81, GPIN K30-3816-4677
Total Acreage:	32.974
Dwellings on Parcel:	NONE
Zoning:	R-1
Future Land Use Designation:	VILLAGE
Current assessed value:	$ 336,700.00
Public Utilities:	NONE

LAND USE

Acres Devoted to Pasture:	0
Acres Devoted to Marsh/Wetlands:	2.3
Acres Devoted to Tilled Cropland:	0
Acres Devoted to Timber:	31.858 +/-

LOCATION

The Mill Creek District is located in the Northeastern part of the County, near the village of Eltham. It is within 0.5 miles North of State Route 33.

COMPREHENSIVE PLAN

The Comprehensive Plan designates this area for VILLAGE. The Comprehensive Plan provides the following definition for Village:

> ***Village*** *– Villages are intended to involve a mixture of land uses on a smaller, pedestrian scale. The creation of viable villages requires the availability of public water and sewer to allow for the compact nature of development necessary to ensure that the entire village can easily be traversed by foot. The scale, design, and attention to detail of structures within village areas are critical to carrying out the vision of the Plan. The speed of automobile traffic within villages will be controlled with the use of such tools as roundabouts, raised medians, and the recapture of travel lanes into parking aisles.*
>
> *Allowable land uses would include the following: Single-family detached and attached dwellings on smaller lots to provide opportunities for a more affordable housing option; Apartments and condominiums, both free-standing and in upper floor space above street level commercial uses; Retail stores' of a modest scale (i.e., big box retailers are not considered an appropriate use in villages); Services, Professional and general offices, both free standing and in multi-tenant structures; Institutional uses such as churches, schools, and libraries*
>
> *Villages are intended to be subject to fairly stringent design standards including:*
>
> *Structures to be located close to the street with all parking located either on-street or behind structures in shared parking lots; Sidewalks and sitting areas to be located between streets and buildings;*
>
> *Controlled access to public streets; Architectural, building material, and landscaping controls; Provision of, public plazas, parks, and other gathering places*

COUNTY CODE REQUIREMENTS

The use of Agricultural and Forestal Districts by counties is authorized by the Code of Virginia as a way of preserving agriculture and forest production for commercial and environmental purposes. They provide landowners with certain tax benefits and restrictions on public utility and government actions to protect the agricultural use of the land. Typically, landowners agree not to subdivide their land to a more intensive non-agricultural use during the term of the district. In return, the government agrees to provide various protections from non-agricultural interference and development pressure.

According to law, a district shall have a core of no less than 200 acres in one parcel or in contiguous parcels. A parcel not part of the core may be included in a district if the nearest boundary of the parcel is within one mile of the boundary of the core (or if it is contiguous to a parcel in the district the nearest boundary of which is within one mile of the boundary of the core).

Land being considered for inclusion in a district may be evaluated by the following factors:

a) The Agricultural and Forestal significance of the land within the District and area adjacent thereto:
b) The presence of any significant Agricultural lands or significant Forestal lands within the District and in areas adjacent thereto that are not now in active Agricultural Forestal production;
c) The nature and extent of land uses other than active farming or forestry within the District and in areas adjacent thereto;
d) Local development patterns and needs;
e) The Comprehensive Plan and, if applicable, the Zoning Ordinance;
f) The environmental benefits of retaining the lands in the District for Agricultural Forestal uses, and;
g) Any other matter which may be relevant.

RECOMMENDATION

The request appears to comply with the requirements of State and County codes regulating AFDs and a Forestry Plan is in place, however, the request does not promote land use patterns that are consistent with the Comprehensive Plan or with the zoning designation of the property. Lots 74 and 77-81 are part of the Brown subdivision which were platted in 1976. Staff understands that the attached Forestry Plan highlights certain areas that have been planted in loblolly pine, but has concerns over placing property that is zoned residential into the AFD program. Therefore, staff offers an unfavorable recommendation for application **AFD-007-16** to the AFD Committee, but asks the committee to consider viewing each lot indivudually with this particular application.

SUGGESTED MOTIONS

_____I move to forward a favorable recommendation to the Planning Commission and Board of Supervisors to approve application **AFD-007-16**, a request by the applicant to add following parcels to the **MILL CREEK** AFD:

28-22E, GPIN L30-0450-0271
28-22H, GPIN K31-0206-4973
28-22M, GPIN K30-3898-4895
28B-3-74, GPIN K30-3461-4738
28B-3-77,GPIN K30-3676-4820
28B-3-78, GPIN K30-3579-4586
28B-3-79, GPIN K30-3746-4752
28B-2-80, GPIN K30-3636-4501
28B-3-81, GPIN K30-3816-4677

OR

_____I move to send an unfavorable recommendation to the Planning Commission and Board of Supervisors for the approval of application **AFD-007-16** for the following reasons:

_____

Charles Moss, Chairman
AFD Advisory Committee

Date

Cc: File

28-22-B

AFD-007-16

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Elizabeth W Estate

Address: P.O. Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 303-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): Fishburn Swamp

Proposed District Acreage: 9.69

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel ~~No.: 28B-22-B~~ 28-22 E Acreage: 9.69

GPIN: L31-0456-0271

Deed Book/Plat Book Reference No.: 213/223 54/324

Number of Dwellings on Parcel: 8

Number and types of other improvements on parcel: Ø

Current Assessed Value: 56,100

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: 9.69

Acres Devoted to Marsh/Wetlands: 1.18

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
DM	2/17/16	David B. Vranian
Robert W Vranian	2/22/16	Robert W Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W. Vranian

New Kent County, Virginia

Legend

- Area County Boundaries
- Multi-Zoned Parcel
- Parcels
- Parcel Labels 1:2400
- Hooks
- Subdivisions
- Tax Map 600 Scale Grid

Routes

- INTERSTATE
- US HIGHWAY
- VA PRIMARY
- VA SECONDARY
- PRIVATE
- PAPER
- INSTITUTIONAL PROPERTY
- ISFR
- RAMP
- CROSSOVER

Roads

- INTERSTATE
- US HIGHWAY
- VA PRIMARY
- VA SECONDARY
- PRIVATE
- PAPER
- INSTITUTIONAL PROPERTY
- ISFR
- RAMP
- CROSSOVER
- Driveway
- Ancillary Roads

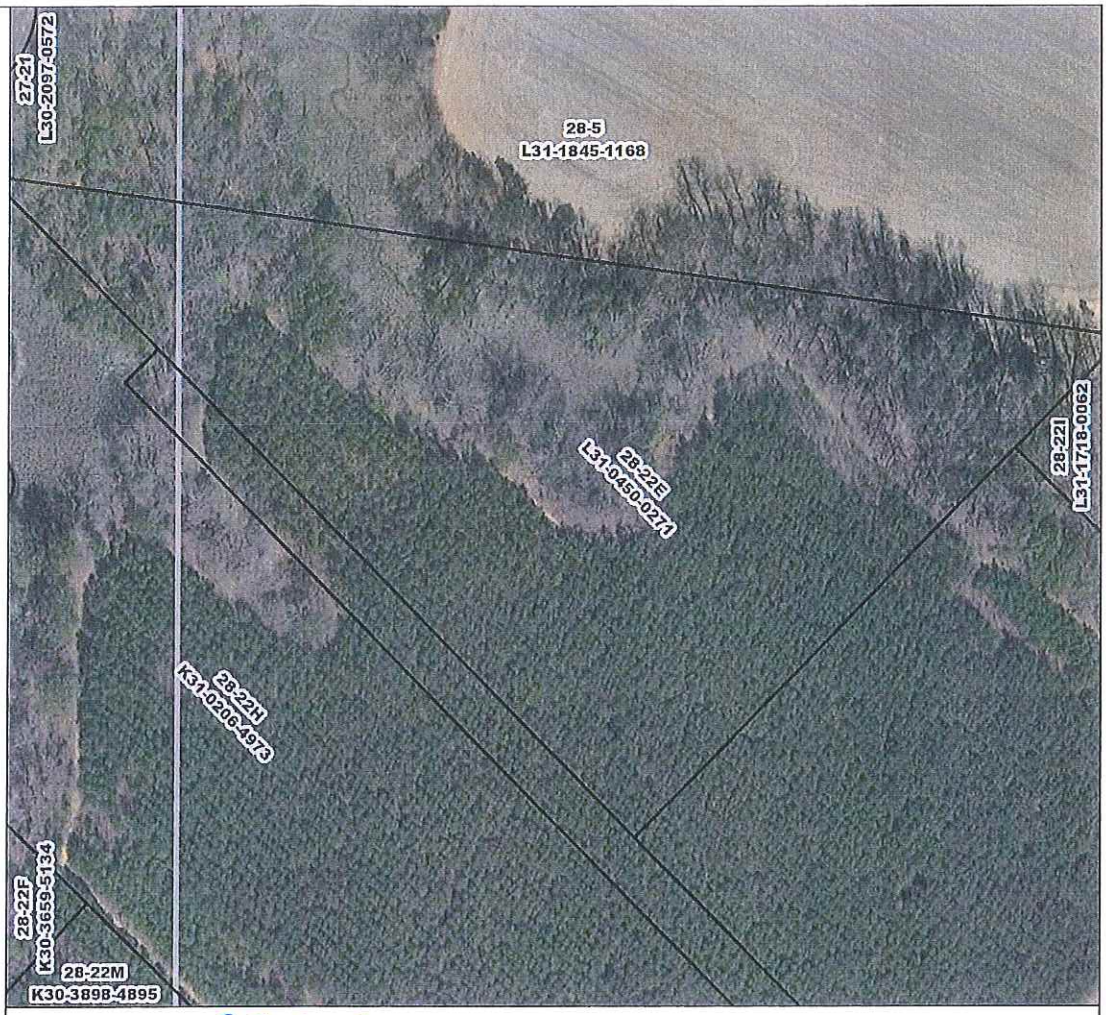
Site Addresses

- Certificate of Occupancy Issued
- No Certificate of Occupancy Issued
- Building Permit Issued

Feet

0 50 100 150 200

1:2,257 / 1"=188 Feet



Title: 28-22E

Date: 4/14/2016

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and New Kent is not responsible for its accuracy or how current it may be.

28-22H
28-22E
28-22I
28-5
27-21

CURLE DR

Location	CURLE DR	**Map#**	28/ / 22/ E/
Acct#	28 22E	**Owner**	VRANIAN ELIZABETH W ETALS
Assessment	$56,100	**PID**	6743
Subdivision	ADJ J W BROWN	**AFD**	
Description	9.69 AC DB 213/223	**Legal**	DB 54/324
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$56,100	$56,100

Owner of Record

Owner	VRANIAN ELIZABETH W ETALS	**Sale Price**	$0
Co-Owner		**Book & Page**	213/223
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	12/31/1994

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN ELIZABETH W ETALS		213/223	12/31/1994
VRANIAN HENRY JR ETALS	$0	54/324	12/01/1994

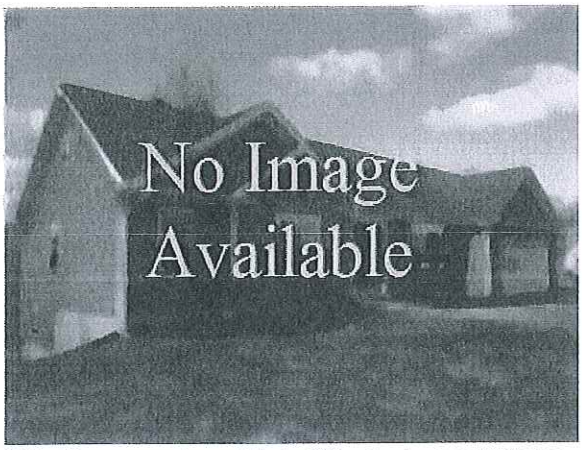
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	9.69

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	EASTERN
Category	

Land Line Valuation

Size (Acres)	9.69
Assessed Value	$56,100

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$61,300	$61,300
2013	$0	$84,900	$84,900
2013	$0	$84,900	$84,900

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Elizabeth W Etals

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 353-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): Eltham Marsh

Proposed District Acreage: 18.46

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28-22H 6746 Acreage: 18.46

GPIN: K31-0286-4973

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 185,800

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: 18.46

Acres Devoted to Marsh/Wetlands: Ø

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
	2/17/16	David Vranian
	2/22/16	Robert B. Vranian
LAURA N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W. Vranian

27-21
28-22F
28-22M
28-22H
28-22E
28-5
28B-4-C1
28B-4-C3
28B-4-C5
28B-4-C6
28B-4-C12
28B-4-C18
28B-4-C24
28-22I

CURLE DR

Location	CURLE DR	**Map#**	28/ / 22/ H/
Acct#	28 22H	**Owner**	VRANIAN ELIZABETH W ETALS
Assessment	$105,800	**PID**	6746
Subdivision	PART OF ELTHAM	**AFD**	
Description	18.46 AC DB 215/797	**Legal**	PARCEL 3 PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$105,800	$105,800

Owner of Record

Owner	VRANIAN ELIZABETH W ETALS	**Sale Price**	$0
Co-Owner		**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995
VRANIAN HENRY JR ETALS	$0	213/223	12/27/1994
VRANIAN VIRGINIA B	$0	1/1	

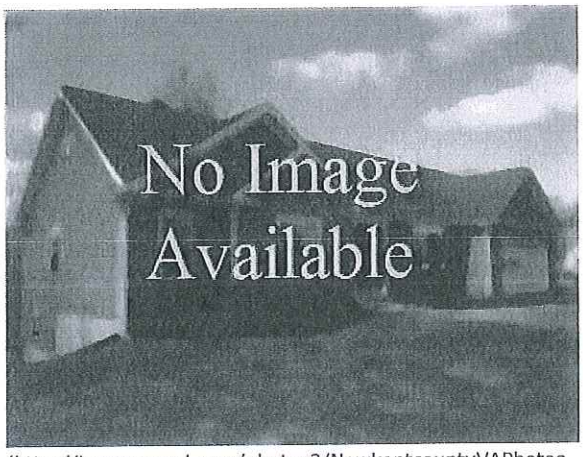
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	18.46

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	EASTERN
Category	

Land Line Valuation

Size (Acres)	18.46
Assessed Value	$105,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$117,800	$117,800
2013	$0	$124,000	$124,000
2013	$0	$124,000	$124,000

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Elizabeth W. Bt ALS

Address: Po Box 131

City: Kilmarnock State: VA Zip: 22482

Phone: 38-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): ~~Elkman Marsh~~

Proposed District Acreage: ~~1.52~~

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28-22-M Acreage: 1.52

GPIN: K30-3898-4895

Deed Book/Plat Book Reference No.: 215/791

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 42,000

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: 1.52

Acres Devoted to Marsh/Wetlands: Ø

(Above information is available from the Commissioner of Revenue)

Current Zoning: RA

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
	2/17/16	David G. Vranian
	2/17/16	Robert B. Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W. Vranian	2/25/16	Elizabeth W. Vranian

28B-3-75
28B-3-77
28B-3-79
28B-3-81
28B-3-83
28B-4-C1
28-22F
28-22M
28-22H

PIPER DR

Location	PIPER DR	**Map#**	28/ / 22/ M/
Acct#	28 22M	**Owner**	VRANIAN ELIZABETH W ETALS
Assessment	$42,000	**PID**	6744
Subdivision	PART OF ELTHAM	**AFD**	
Description	1.52 AC DB 215/797	**Legal**	
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$42,000	$42,000

Owner of Record

Owner	VRANIAN ELIZABETH W ETALS	**Sale Price**	$0
Co-Owner		**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995
VRANIAN HENRY JR ETALS	$0	213/223	12/27/1994
VRANIAN VIRGINIA B	$0	1/1	

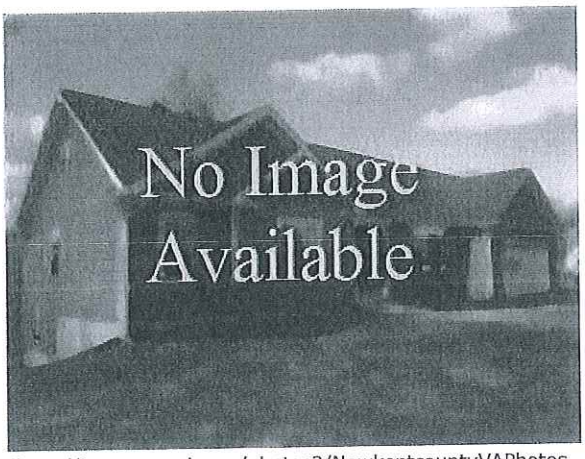
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	1.52

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	EASTERN
Category	

Land Line Valuation

Size (Acres)	1.52
Assessed Value	$42,000

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$45,700	$45,700
2013	$0	$48,100	$48,100
2013	$0	$48,100	$48,100

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vrania Elizabeth W Estates

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 303-987-4520 Fax:

Email: dgvrania@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): ~~Bigham Marsh~~

Proposed District Acreage: ~~.79~~

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-74 / 67A5 Acreage: ~~.79~~ 0.792

GPIN: K30-3461-4738

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 8300

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: .160

Acres Devoted to Marsh/Wetlands: .630

(Above information is available from the Commissioner of Revenue)

Current Zoning: RI

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

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Robert Vranian	2/22/16	Robert B. Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W Vranian

28B-3-71
28B-3-72
28B-3-73
28B-3-74
28B-3-75
28B-3-76
28B-3-77
27-20

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 74/ /
Acct#	28B 3 74	**Owner**	VRANIAN ELIZABETH W ETALS
Assessment	$8,300	**PID**	6745
Subdivision	BROWN SUBD	**AFD**	
Description	.792 AC DB 215/797	**Legal**	LOTS 74,76,
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$8,300	$8,300

Owner of Record

Owner	VRANIAN ELIZABETH W ETALS	**Sale Price**	$0
Co-Owner		**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995
VRANIAN HENRY JR ETALS	$0	213/223	12/27/1994
VRANIAN VIRGINIA B	$0	1/1	

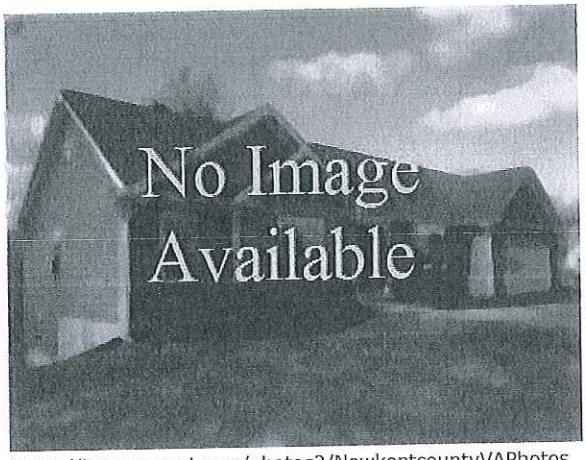
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	0.79

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.79
Assessed Value	$8,300

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$7,300	$7,300
2013	$0	$15,700	$15,700
2013	$0	$15,700	$15,700

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Elizabeth W ETALS

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 303-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): Eltham Marsh

Proposed District Acreage: .46

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-77 Acreage: .46 0.459

GPIN: K30-3676-4820

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: 0

Number and types of other improvements on parcel: 0

Current Assessed Value: 27,700

Acres Devoted to Pasture: 0

Acres Devoted to Crop Production: 0

Acres Devoted to Animal Production: 0

Acres Devoted to Timber: .46

Acres Devoted to Marsh/Wetlands: 0

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Ullage

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
	2/17/16	David G. Vranian
	2/22/2016	Robert B Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W Vranian

28B-3-74
28B-3-75
28B-3-76
28B-3-77
28B-3-78
28B-3-79
28-22F
28-22M

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 77/ /
Acct#	28B 3 77	**Owner**	VRANIAN ELIZABETH W ETALS
Assessment	$27,700	**PID**	108894
Subdivision	BROWN SUBD	**AFD**	
Description	.459 AC DB 215/797	**Legal**	PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$27,700	$27,700

Owner of Record

Owner	VRANIAN ELIZABETH W ETALS	**Sale Price**	$0
Co-Owner		**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995
VRANIAN HENRY JR ETALS		213/223	12/27/1994

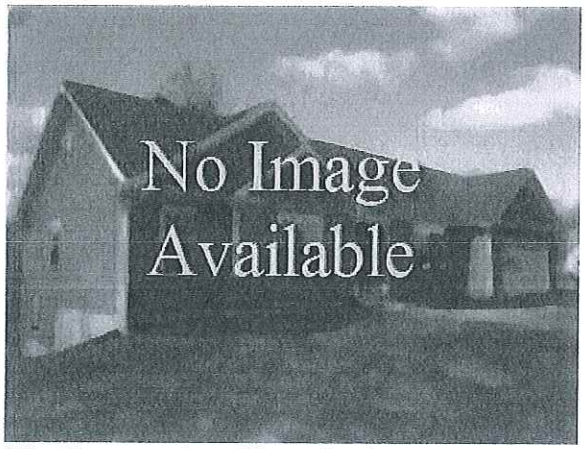
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code 1000
Description SITE ND
Deeded Acres 0.46

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.46
Assessed Value	$27,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$25,200	$25,200
2013	$0	$18,700	$18,700
2013	$0	$18,700	$18,700

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Henry JR ETALS

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 353-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: August 31, 2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): Billam Marsh

Proposed District Acreage: .5

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-78 | 108893 Acreage: .5

GPIN: K30-3579-4586

Deed Book/Plat Book Reference No.: 215/791

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 8900

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: .20

Acres Devoted to Marsh/Wetlands: .30

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See Cover

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
[signature]	2/17/16	Daniel G. Vranian
[signature]	2-22-16	Robert B. Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W. Vranian

28B-3-77
28B-3-79
28B-3-76
28B-3-81
28B-3-78
27-20
28B-3-80
28B-2-70

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 78/ /
Acct#	28B 3 78	**Owner**	VRANIAN HENRY JR ETALS
Assessment	$8,900	**PID**	108893
Subdivision	BROWN SUBD	**AFD**	
Description	.5 AC DB 215/797	**Legal**	PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$8,900	$8,900

Owner of Record

Owner	VRANIAN HENRY JR ETALS	**Sale Price**	$0
Co-Owner	C/O ELIZABETH VRANIAN	**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN HENRY JR ETALS		215/797	03/30/1995
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995

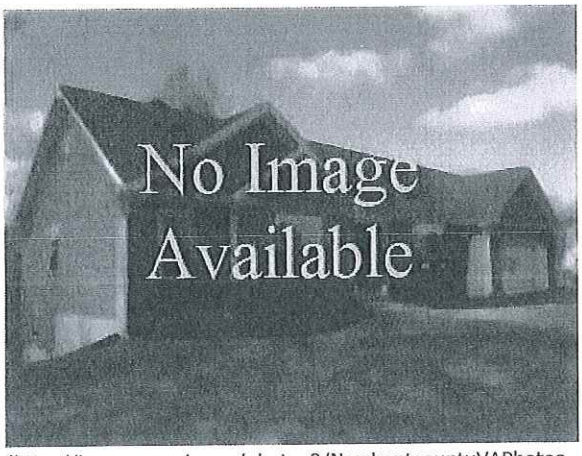
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	0.5

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.5
Assessed Value	$8,900

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$8,300	$8,300
2013	$0	$14,600	$14,600
2013	$0	$14,600	$14,600

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Henry J. BYALS

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 303-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): Byam Marsh

Proposed District Acreage: .460

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-79 / 108895 Acreage: .46 0.459

GPIN: K30-3746-4752

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 27,700

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: .460 .459

Acres Devoted to Marsh/Wetlands: Ø

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
[signature]	2/11/16	David G. Vranian
[signature]	2/12/16	Robert B. Vranian
[signature]	2-25-16	LAURA N. VRANIAN
[signature]	2/25/16	Elizabeth W. Vranian

28-22F
28B-3-77
28-22M
28B-3-79
28B-3-76
28B-3-81
28B-3-78
28B-3-80

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 79/ /
Acct#	28B 3 79	**Owner**	VRANIAN HENRY JR ETALS
Assessment	$27,700	**PID**	108895
Subdivision	BROWN SUBD	**AFD**	
Description	.459 AC DB 215/797	**Legal**	PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$27,700	$27,700

Owner of Record

Owner VRANIAN HENRY JR ETALS
Co-Owner C/O ELIZABETH VRANIAN
Address PO BOX 731
KILMARNOCK, VA 22482

Sale Price $0
Book & Page 215/797
Sale Date 03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN HENRY JR ETALS		215/797	03/30/1995
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995

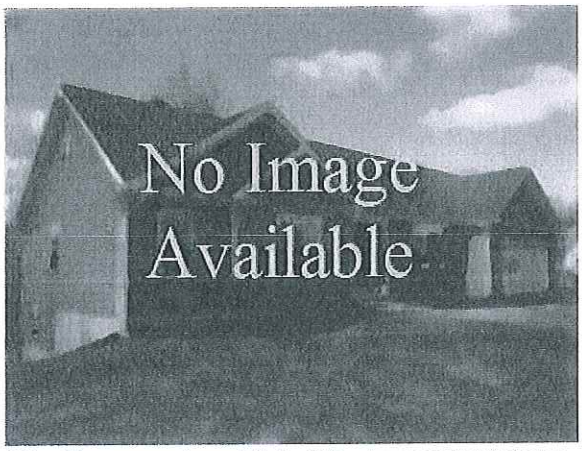
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	0.46

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.46
Assessed Value	$27,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$25,200	$25,200
2013	$0	$18,700	$18,700
2013	$0	$18,700	$18,700

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28B-3-81

TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Henry Jr. B+ALS

Address: PO Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 303-981-4528 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): ~~Black~~ Marsh

Proposed District Acreage: .64

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-80 Acreage: .64 0.635

GPIN: K30-3636-4581

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 32,500

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: .45

Acres Devoted to Marsh/Wetlands: .19

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
	2/17/16	David G. Vranian
	2/22/16	Robert Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W Vranian	2/25/16	Elizabeth W. Vranian

28B-3-78
28B-3-79
28B-3-80
28B-3-81
28B-3-82
28B-3-83
28B-3-85
28B-2-70
27-20

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 80/ /
Acct#	28B 3 80	**Owner**	VRANIAN HENRY JR ETALS
Assessment	$32,500	**PID**	108896
Subdivision	BROWN SUBD	**AFD**	
Description	.635 AC DB 215/797	**Legal**	PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$32,500	$32,500

Owner of Record

Owner	VRANIAN HENRY JR ETALS	**Sale Price**	$0
Co-Owner	C/O ELIZABETH VRANIAN	**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN HENRY JR ETALS		215/797	03/30/1995
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995

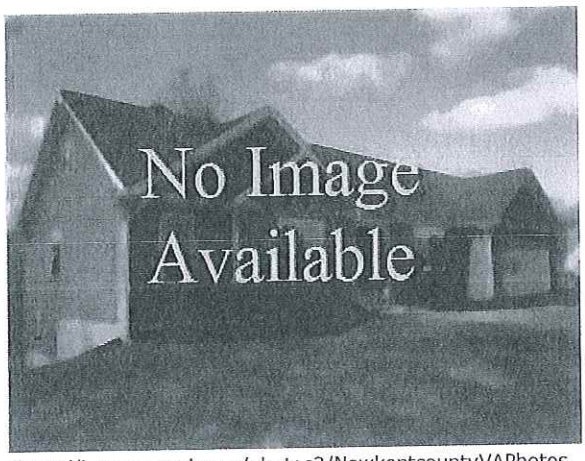
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	0.64

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.64
Assessed Value	$32,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$29,700	$29,700
2013	$0	$18,800	$18,800
2013	$0	$18,800	$18,800

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TO BE COMPLETED BY PROPERTY OWNER

PROPERTY OWNER (S) – Please use additional page if necessary

Name (s): Vranian Henry Jr STRLS

Address: P.O. Box 731

City: Kilmarnock State: VA Zip: 22482

Phone: 38-981-4520 Fax:

Email: dgvranian@gmail.com

EXISTING DISTRICT INFORMATION

Name of Existing District to be extended: Mill Creek

Acreage of Existing District:

Existing District Renewal Date: 8/31/2018

PROPOSED DISTRICT INFORMATION

Proposed District Name (name of nearest named body of water or swamp): ~~Blum Marsh~~

Proposed District Acreage: .46

Proposed District Renewal Date:

PROPERTY INFORMATION

Tax assessor's Map and Parcel No.: 28B-3-81 / 108877 Acreage: .46 0.459

GPIN: K30-3816-4677

Deed Book/Plat Book Reference No.: 215/797

Number of Dwellings on Parcel: Ø

Number and types of other improvements on parcel: Ø

Current Assessed Value: 27,700

Acres Devoted to Pasture: Ø

Acres Devoted to Crop Production: Ø

Acres Devoted to Animal Production: Ø

Acres Devoted to Timber: .46

Acres Devoted to Marsh/Wetlands: Ø

(Above information is available from the Commissioner of Revenue)

Current Zoning: R1

Comprehensive Plan Designation: Village

(Available from the Planning Department)

Please describe any conditions to the creation of a district and any that may apply for the period before the review of the district

See letter

Property Owner Signature

The name and original signature of each property owner applying for the creation of a district or an addition to an existing district must be submitted with the application. The application cannot be accepted without the original signatures of ALL property owners.

All property owners hereby certify that this application and any attachments are true and correct:

Signature of Property Owner	Date	Printed Name of Property Owner
[illegible]	2/17/16	David G. Vranian
[illegible]	2/22/16	Robert B. Vranian
Laura N. Vranian	2-25-16	LAURA N. VRANIAN
Elizabeth W. Vranian	2/25/16	Elizabeth W Vranian

28-22M
28B-3-79
28B-3-81
28B-3-78
28B-4-C1
28B-3-83
28B-3-80
28B-3-82

BROWN AV

Location	BROWN AV	**Map#**	28/B 3/ 81/ /
Acct#	28B 3 81	**Owner**	VRANIAN HENRY JR ETALS
Assessment	$27,700	**PID**	108897
Subdivision	BROWN SUBD	**AFD**	
Description	.459 AC DB 215/797	**Legal**	PB 8/36
Area	N	**Class**	2
AFD Name		**AFD Expiration**	

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$0	$27,700	$27,700

Owner of Record

Owner	VRANIAN HENRY JR ETALS	**Sale Price**	$0
Co-Owner	C/O ELIZABETH VRANIAN	**Book & Page**	215/797
Address	PO BOX 731 KILMARNOCK, VA 22482	**Sale Date**	03/30/1995

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
VRANIAN HENRY JR ETALS		215/797	03/30/1995
VRANIAN ELIZABETH W ETALS		215/797	03/30/1995

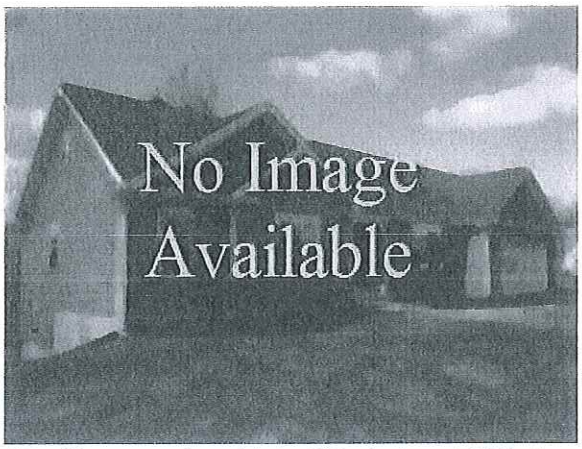
Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Building Percent Good:
Replacement Cost Less Depreciation: $0

Building Attributes	
Field	**Description**
Style	Vacant Land
Model	
Grade:	
Exterior Wall 1:	
Exterior Wall 2:	
Roof Structure:	
Roof Cover:	
Interior Wall 1:	
Interior Wall 2:	
Interior Flr 1:	
Interior Flr 2:	
Heat Fuel:	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bathrooms:	
Total Half Baths:	
Extra Kitchens:	
Extra Heat Pump:	
Total Fireplaces:	
Fireplace Type:	
Neighborhood:	
Utilities:	

Building Photo



(http://images.vgsi.com/photos2/NewkentcountyVAPhotos//default.jpg)

Building Layout

Building Layout

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Parcel Information

Use Code	1000
Description	SITE ND
Deeded Acres	0.46

Land

Land Use

Use Code	1000
Description	SITE ND
Zone	R1
Neighborhood	BROWNS
Category	

Land Line Valuation

Size (Acres)	0.46
Assessed Value	$27,700

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2015	$0	$25,200	$25,200
2013	$0	$18,700	$18,700
2013	$0	$18,700	$18,700

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Vranian Etals

RECEIVED
FEB 26 2016
SLW
NEW KENT COUNTY
COMMUNITY DEVELOPMENT

February 19, 2016

New Kent County
Environmental Division

Re: Proposed AFD

To Whom It May Concern:

Please find the enclosed applications for AFD's along with deeds and the Virginia Division of Forestry approval documents.

As can been seen by the map in the forestry plan there is no development within the boundary. None is planned. Timber production is the historical use and the benefits derived including soil, water, air quality, etc consistent with policy of the Commonwealth of Virginia make this acreage reasonable for an AFD. The combined parcels that make up the proposed district have been timbered for many years. 20 acres is under contact to be thinned in 2016.

I was unable to determine whether or not the acreage is adjacent to an existing district. Application would have been made years ago if we had known the program existed.

Please inform me of meetings that should be attended.

If there are any omissions or mistakes in the applications I would appreciate the opportunity to correct them rather than apply again next year.

Regards,

David Vranian

Original

Toni Norieka
Regional Forester

COMMONWEALTH of VIRGINIA

DEPARTMENT OF FORESTRY
New Kent and Charles City and James City Counties
11301 Pocahontas Trail
Providence Forge, Virginia 23140
(804) 966-2209

Mr. Vranian: August 2015

It has come to my attention that you are making an application for your participation in the New Kent County Agricultural and Forestal District and you require a report from the Department of Forestry concerning the forestal significance of your property.

Significant forest land can be described as that which is growing trees using generally accepted forest management practices, and where soil erosion is prevented to maintain water quality and the productivity of the site. It is the policy of the Commonwealth to conserve and protect agricultural and forestal lands as valued natural and ecological resources which provide essential open spaces for clean air sheds, watershed protection, wildlife habitat, as well as for aesthetic purposes.

This report is a very brief description of your property. As a forest Landowner it is certainly in your best interest to develop a long range plan for your property in order to reduce your taxes, increase your revenue, improve wildlife conditions, increase your land value and more. The Department of Forestry can develop a comprehensive plan for you under our Forest Stewardship Program. All you need to do is request a plan and I will meet with you to discuss your goals.

As for now, you have my approval for the AFD. It is a good program that keeps real estate taxes in line with land use rather than the highest use, and maintains a rural nature in the County. There are other ways to maintain rural lands and reduce taxes. I hope I can be of further assistance to you in the management of your forest. Please do not hesitate to call.

Sincerely,

Will Shoup
Area Forester

Parcel A

Acres:	~21
Timber Type:	pine
Soil/Water:	sandy loam
History:	Loblolly pine planted 15-20 years ago
Recommendations: (not mandatory)	commercial thinning now

Parcel B

Acres:	~9
Timber Type:	bottomland hardwood
Soil/Water:	sandy silt loam
History:	left as buffer for waterway
Recommendations: (not mandatory)	possible improvement cutting while pine thinning operation takes place, maintain as buffer for water quality and wildlife habitat

Parcel B1

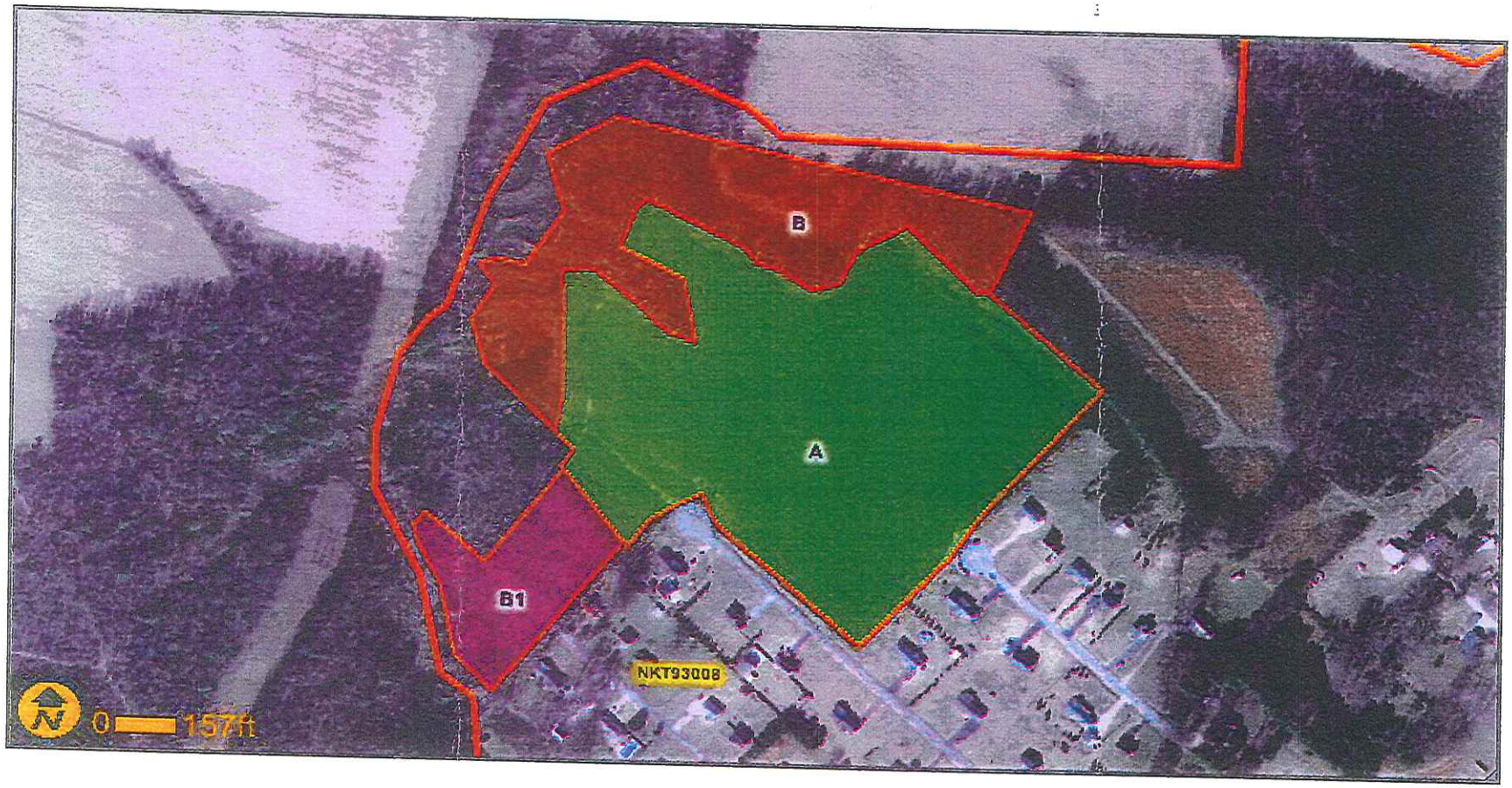
Acres:	~3
Timber Type:	mixed hardwood
Soil/Water:	sandy silt loam
History:	no recent activity
Recommendations: (not mandatory)	possible improvement cutting while pine thinning operation takes place

Virginia Department of Forestry

Protecting and Developing Healthy, Sustainable Forest Resources

Vranian

NKT15033



Map By: William J. Shoup

Report Date: Thursday, September 10, 2015

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