

## Land Use Administration

Building Official Zoning Official Planning Commission Board of Zoning Appeals Board of Building Appeals Wetlands Board

P. O. Box 1000 Montross, VA 22520 Phone 804-493-0120 FAX 804-493-0604

	REZONING A (Amended Ma	APPLICATION arch 26, 2014)	
Case #:	Fee Check #: _	Da	ate Received:
Assigned Date for:	Planning Commission:	Boa	ard of Supervisors:
<b> Fee:</b> (\$500 plus \$	30 per acre or portions of: (Acr	res) x (\$30)	= + \$500 =
	· · · · · · · · · · · · · · · · · · ·		uire an added 50% of the original Fee (50%):
Pursuant to the Zon hereby request a ch item be scheduled for Additionally, I herb	ange in zoning district classifi or consideration of the Plannin oy authorize the Land Use sta	gned owners of the cation as describe g Commission on _	esion e following described property d. We further request that this
during reasonable has Map Identification		Acreage:	# Lots
Existing Zoning Dist	rict:	Proposed Zonin	g District:
			Zip:
Phone #:		Phone #:	
Email Address:			
Agent (if applicable)	:		
Address:			
			Zip:
Email Address:			

Applicant (e.g. prospective owner, if	applicable):		
Address:			
City:	State:	Zip:	
Phone #:	Phone #:		
Email Address:			
Owner Signature:		_ Date:	
Agent Signature:		Date:	
Applicant Signature:		Date:	

- 1. All applications shall be accompanied with the following items unless the Planning Director gives written approval to exempt them from the application.
- Prior to accepting this application there shall be a Pre-Application with the Planning Director or designated staff. This meeting was held on: , 20
- This original application with original signatures of all owners **SHALL BE** submitted with all documentation. 3.
- EIGHTEEN (18) COPIES shall be submitted with the County application form.
- VDOT Rezoning application completed. Five (5) copies shall be forwarded to VDOT for their consideration.
- A completed Statement of Proffers. Proffers not presented with the applications and later presented will jeopardize the timeliness of the process and your approval.
- Is a separate Special Exception Application required for the proposed use? Yes No For Community Water or Sewer? Yes No
  - a. You may attach it with this application or apply later to the Board of Supervisors for approval. Your approval is not complete until the Special Exception has been approved by the Board of Supervisors.
- Project Description A summary of existing data and conditions of the property, including the existing zoning classification, tax map and parcel numbers, address of the property, and total acreage of the property.
- A plan of the property, at a scale of 1"=200', showing the extent of the area to be rezoned, streets bounding and intersecting the area, the land use and zoning classification of abutting properties and photographs of the area to be rezoned and abutting areas.
- 10. A Conceptual Plan to a sale of 1"=200", unless an alternative scale is requested and approved by the Planning Director, indicating the locations of existing and proposed topography based upon available topographic data, vegetation, floodplain, wetlands, structures, uses, streets and areas for off-street parking and loading.
- 11. A Concept Development Plan of the property, at a scale of 1"=200" unless an alternative scale is requested and approved by the Planning Director, showing the proposed development of the property, including the proposed general relationship of uses within the site and external to the site, structures, uses, streets, parking areas, open space areas, vegetation, sidewalks, and trails and means of access to the existing road system.
- 12. A boundary survey of the property to be rezoned.
- 13. Information at the time of submission, on all parcels contiguous to the subject property and any property within 100 feet of the boundary, including existing zoning, existing land use, existing conservation easements, proposed land use and historic buildings or structures.
- 14. A statement or justification that explains the circumstances in the proposed district and the abutting districts and any other factors on which the applicant relied as reasons for supporting the proposed rezoning amendment, including the degree of compliance of the proposed request and subsequent development plans with the provisions of the Comprehensive Plan.
- 15. The approximate time schedule for the beginning and completion of the development and any proposed phasing of the development.
- 16. A Traffic Study that shows the projections for trip generation, traffic volumes and levels of service on site and on the adjacent road system, including provisions for safely accommodating both vehicular and pedestrian traffic. This requires the use of VDOT standards as applied to the project development.
- 17. Effective January 1, 2008 State Code being Chapter 527 requires a Traffic Impact Analysis be submitted accordingly and review is required by VDOT for consideration of rezoning the property.
- 18. Information about the market area to be served by the proposed development if a commercial use, including population projections for residential development, effective demand for proposed business facilities, and any other information describing the relationship of the proposed development to the needs of the market area. Market area includes the demographics of the development.
- 19. A statement of Impact Mitigation describing and analyzing the various impacts of the proposed rezoning, including fiscal, environmental conditions, and public facilities and utilities impacts and the proposed methods for mitigating any anticipated impacts.
- 20. State Route vacation requires compliance with Section 33.1-151 Code of Virginia. Yes No
- 21. A detailed listing of conditions and/or proffers offered signed by the appropriate owner, applicant or developer.
  - Does this application include the proffer of the attached concept plan? Yes No b. Does this application include the Proffer of a preliminary plat? Yes No No
  - Does this applications include cash Proffers?
- 22. Disclosure of Real Parties of Interest. (All owners shall sign the application or their legal agent.)
- 23. Certificate verifying that real estate taxes have been paid for all property included in the application.
- 24. A detailed statement describing the existing character of the area.
- 25. Review. No application shall be accepted for review unless determined by the Planning Director to be complete.



	•	Westmoreland, Virginia	
Applicant/Developer:			
Designer:			
Date Plans Sent to VDOT:			20
N. A. G.	s Checklist	<u>t Before Sending Plans To VDOT For Appro</u> <u>Existing/Proposed Street Names</u>	
Lots Numbered		_ Boundary Survey	
North Arrow Indicated		<b>Land Dedicated to Public Use</b>	
Scale Shown		Site Distance Shown	
Location Block		<b>Speed Limit Shown</b>	
Adjoining Roads Shown		Traffic Impact Analysis (if required)	
Acreage of Lots/Parcels Shown			_ 🗆
Additional comments:			
Additional comments:			
		ed to be forwarded to VDOT for their review e re-submittal to Westmoreland County for	•
B <sub>x/</sub> •		Data	

**Westmoreland Co. Planning Director** 

## THIS IS AN EXAMPLE (CREATE YOUR OWN FORM)

## THE STATEMENT OF PROFFERS

To: The County of W	estmoreland, Virginia			
Re: Rezoning of Parc				
	(Tax Map Numbers -	<ul> <li>Attach Additional Page</li> </ul>	s If Needed)	
Ordinance, "Applicant") does her Westmoreland Count	reby voluntarily proffer, as y Tax Identification Maps "Property"), that the devel	s the owner of record of the as Tax Map, Parce	the parcel identified on the el which is subject	to this
Proffer 1:				
Proffer 2:				
Proffer 3:				
I hereby acknowledge	e that the Rezoning of the S	Subject Property gives ris	e to the need for these con	ditions.
(Attach additional pag	ges if needed)			
Property Owner(s), A	gent(s), Contract Purchase	er(s)		
1				
Signature	Name	Position	Date	
2				
Signature	Name	Position	Date	
	t the Property Owner, the Apauthorizes the Applicant to a			ttorney"
This day	MORELAND, TO WIT:  personally appeared resaid, swore or affirmed to			
	his (her) acknowledgemen			
Given under my hand	this day of	, 200		
	Notary Public			
My Commission expi	res:			