

1. 6:00 P.M. January 2023 Planning Commission Application
Application being considered for the January 9, 2023 Planning Commission Meeting.

Documents:

[REZ-22-00120 GREENFIELD PARTNERS, LLC APP 12-21-2022.PDF](#)

BOTETOURT COUNTY DEVELOPMENT SERVICES

Planning Commission Application

5 W. Main Street, Suite 100 ♦ Fincastle, Virginia 24090 ♦ 540.473.8320

CONCEPT PLAN CHECKLIST

A concept plan is required with all rezoning, special exception permits, and change in proffers/conditions. It is the initial plan that shows the land use change or development that is intended. It differs from the final site plan, which is required prior to the issuance of zoning and building permit. The applicant may voluntarily submit proffers that guide the future use and development of the property i.e., excluding certain uses, landscaping, low level lighting, exterior building design, etc. The property owner must sign and notarize all proffered conditions. A professional architect or engineer should prepare concept plans. The level of needed detail may vary depending on the nature, size, and complexity of the proposed project. The County Planning Department may require additional information depending on the nature of the project. An example of a concept plan submittal is available from the Planning Department. The following will be considered a minimum concept plan submittal:

- Name of all landowners, applicant (if different), developer, engineer/party preparing the plans.
- Date, revision dates(s), scale and north arrow.
- A certified plat prepared by a Virginia Licensed Land Surveyor indicating lot size in acres and/or square feet, property lines and dimensions and any easements.
- Vicinity sketch and tax map number(s).
- Zoning and existing use of property and all zoning and names of adjoining property owners.
- All existing buildings and streets and/or other adjacent improved or unimproved rights-of-way.
- All existing physical features, such as tree cover, natural watercourses, recorded drainage easements and 100-year floodplain limits.
- Industrial/commercial and large-scale residential developments must include contours at 20' intervals, unless a lesser or greater contour is approved by the zoning administrator.
- Locations of access areas, loading zones and streets or other rights-of-way.
- Structures (architectural rendering— front, rear and side views with elevations): Dimensions, use, and the types of exterior materials.
- Outside Lighting: General location, height, type and shielding.
- General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- General location and type of screening (fences, walls, vegetation), signs and Dumpster enclosures.
- Proposed proffered conditions (voluntary). Proffers must be signed **and** notarized by the property owner(s).
- If project is to be phased, please show proposed phase(s).
- Preliminary Soils Data.
- Preliminary Traffic Study. It is the applicants' responsibility to meet VDOT Chapter 527 requirements.
- Indicate if well and septic or public water and/or public sewer are proposed for this project.
 - Well and septic
 - Public water and/or public sewer
 - Community water/sewer
 - Community water/septic

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TO THE BOARD OF SUPERVISORS AND PLANNING COMMISSION OF BOTETOURT COUNTY:

Please type or print information below

Date: 12/21/22	Current zoning: A-1
Please check request(s) below:	Please briefly describe request below (indicate zoning change, SEP request, changes, etc.):
<input type="checkbox"/> Request rezoning to (From zoning ordinance permitted uses list)	R-1
<input type="checkbox"/> Special Exceptions Permit request for (from zoning ordinance SEP list)	
<input type="checkbox"/> Text Amendment (proposed use)	
<input type="checkbox"/> Change in proffers/Conditions	
Describe proposed use:	Low Density Residential
Property owner name(s)	Greenfield Partners, LLC
Mailing address	5211 South Concourse Drive
Town, State, Zip Code	Roanoke, VA 24019
Phone number	540-761-6371 FAX N/A
Email	rfralin@irec.cc
Property location (physical address):	Greenfield Street, Daleville, VA 24083
Subdivision:	
State Route Number:	673 Magisterial District: Amsterdam
Tax map number(s):	88-94
Deed Book:	0000 Page number(s): 0089
Total area of property	78.948
Total area included in this request:	53.4

Certified plat prepared by a Licensed Land Surveyor of entire property to include metes and bounds. Requests for rezoning of a portion of a parcel of land requires a legal metes and bounds description of that particular portion. Show: Lengths of all property lines, existing and proposed building(s) for existing and proposed uses, and distance of buildings from all property lines, including distance from any street/highway right-of-way adjoining the parcel. (See attached concept plan checklist and information sheet.)

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Appropriate application fee payable to the *Treasurer of Botetourt County* is hereby submitted for advertising.

All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent [§25-521(9)(1)(c)] for county officials to conduct site reviews on this property.

[Signature]
Signature and printed name of property owners

ROBERT FRALIN, MANAGER

12/22/22
Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

State of Virginia
County of Botetourt to Wit:
ROANOKE

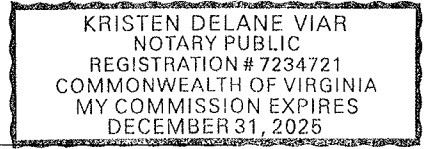
The foregoing instrument was acknowledged before me this 22ND day of DECEMBER 2022 by

ROBERT FRALIN, MANAGER
Printed name of property owners

My commission expires: 12-31-2025 Date

KRISTEN VIAR 7234721
Notary Public printed name and registration number

KRISTEN VIAR
Notary Public signature



State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this _____ day of _____ 202 by

Printed name of property owners(s)

My commission expires: _____ Date

Notary Public printed name and registration number

Notary Public signature

Note: Signature(s) of property owner(s) must be notarized.