



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

Date: June 14, 2023		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request) Text Amendment(s) <input type="checkbox"/> Comprehensive Plan Amendment(s) <input checked="" type="checkbox"/>		
Applicant Information		
Applicant Name: Shiotani, Linda Et Al	Phone #: (540) 397-3417	
Mailing Address, with zip code: 90 Orchard Lake Drive, Daleville, VA 24083	Email: jwrhoades1@gmail.com	
Information for Additional Applicant		
Name:	Phone #:	
Mailing Address with zip code:	Email:	
Proposed Text Amendment Information		
Section(s) of the Botetourt County Zoning or Subdivision Ordinance to amend:		
Explain purpose of requested amendment (may use additional sheet if needed) :		
Comprehensive Plan Amendment only -Property Information -		
Physical Address of Property: Orchard Lake Drive	City/Town: Daleville	Zip: 24083
Tax Map Number(s): 87-159, 87-161C, & 87-161A	State Route #: 1035	
Legal Description or Subdivision Name: 9000 SOUTH BOTETOURT COUNTY	Total Acreage: 51+/-	Acreage for request: 51+/-
Instrument Number or Deed Book/Page #: <small>INS#: 0704816, 0704817, DB: 353-141, 353-144</small>	Magisterial District: Amsterdam	
Existing Future Land Use: Medium Density Residential	Proposed Future Land Use: Agricultural	
Proposed Land Use: Large parcels with detached single family homes		
Attach a letter of intent describing the justification for the request to change the current <i>Future Land Use Map</i> designation. (see attached narrative)		

Suzanne I Rhoades
J.W. Rhoades

06-15-23
Date

6/15/23
Date

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 15 day of June 2023
by Suzanne I Rhoades and JW Rhoades
Printed name of property owners

My commission expires: 12-31-25 Date

Kristina H Lima 7755002
Notary Public printed name and registration number

Kristina H Lima
Notary Public signature

Kristina H. Lima
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7755002
My Commission Expires 12-31-25



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Mailing Address with zip code:	Email:
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Explain purpose of requested amendment (may use additional sheet if needed):	
Comprehensive Plan Amendment only -Property Information -	
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Proposed Land Use: Large parcels with detached single family homes	
Attach a letter of intent describing the justification for the request to change the current <i>Future Land Use Map</i> designation. (see attached narrative)	

Linda I. Shiotani

6/17/23
Date

Masaki Shiotani

6/17/23
Date

State of ~~Virginia~~ **Ohio**
 County of ~~Botetourt~~ **Franklin**

The foregoing instrument was acknowledged before me this 17 day of June 2023

by Linda I Shiotani and Masaki Shiotani
 Printed name of property owners

My commission expires: 03/15/2026 Date

Morgan R Jackson 2021-RE-828253
 Notary Public printed name and registration number

Morgan R Jackson
 Notary Public signature



Our intention for this rezoning to A1 is to allow larger lot sizes which would preserve the rural nature and beauty of this setting for the neighborhood as we settle the estate of Justus H. Ikenberry. Our proposal would accommodate from 6 to 15 lot sites. The current zonings which border this property are A1 to the North (Fairview Drive), R2 to the East (The Glebe) and R1 to the West and South (Orchard Lake Drive). However, all properties to the North, West and South are currently served by private wells and septic fields even though most of these are located within the R1 zone. Due to the distances from current public water and sewer and the cost of building state maintainable roadways, it is financially unfeasible to connect so few proposed residences at this site to the public systems as required under R1 zoning.

In talks with The Glebe, they have expressed interest in seeing it kept as a buffer zone to their property while having no interest in purchasing it. This proposal for rezoning, coupled with the plan to create conservation lots, would accommodate that interest while allowing for its sale.

Many Botetourt County citizens have expressed the concern of wanting to maintain the rural nature of Botetourt County. This would be one way of preserving that beautiful setting within the county.

Thank you for your consideration.

J.W. and Suzanne I. Rhoades

Masaki and Linda I. Shiotani

**Zoning Map Amendment Application and
Special Exception Permit Application**

Botetourt County Community Development Planning & Zoning
57 S. Center Drive, Daleville, VA 24083
P: 540.928.2080
E: planning@botetourtva.gov

REZ 23 00112



Date: June 14, 2023		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: <i>(Please check all that apply to your request)</i>		
Rezoning <input checked="" type="checkbox"/> Special Exception Permit(s) <input type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: Shiotani, Linda Et Al	Phone #: 5403973417	
Mailing Address, with zip code: 90 Orchard Lake Drive, Daleville, VA 24083	Email: jwrhoades1@gmail.com	
Property and Owner Information (if additional owners)		
Name:	Phone #:	
Mailing Address with zip code:	Email:	
Property Information – Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: Orchard Lake Drive	Town: Daleville	Zip: 24083
Tax Map Number(s): 87-159, 87-161C, & 87-161A	State Route #: 1035	
Legal Description or Subdivision Name: 9000 SOUTH BOTETOURT COUNTY	Total Acreage: 51+/-	Acreage for request: 51+/-
Instrument Number or Deed Book/Page #: <small>INS#: 0704816, 0704817, DB: 353-141, 353-144</small>	Magisterial District: Amsterdam	
Existing zoning: R1	Proposed zoning: A1	Proposed Special Exception Permit: N/A
This property is currently served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
Proposed Land Use: Large parcels with detached single family homes		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> .		
R1		
Please explain the reason for this request: (see attached narrative)		
Statement of Justification: <i>(a separate page may be used)</i> : Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. (see attached narrative)		



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.

Suzanne I. Rhoades Suzanne I. Rhoades 06.15.23
Signature and printed name of property owners Date

J.W. Rhoades JW RHOADES 6/15/23
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:

The foregoing instrument was acknowledged before me this 15 day of June 2023 by

Suzanne I Rhoades and JW Rhoades
Printed name of property owners

Kristina H. Lima NOTARY PUBLIC Commonwealth of Virginia Reg. #7755002 My Commission Expires <u>12-31-25</u>

My commission expires: 12-31-25 Date

Kristina H Lima 7755002
Notary Public printed name and registration number

Kristina H Lima
Notary Public signature

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this _____ day of _____ 2 _____ by

Printed name of property owners

My commission expires: _____ Date

Notary Public printed name and registration number

Notary Public signature

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



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Signature and printed name of property owners
Linda I. Shiotani Linda I. Shiotani
Signature and printed name of property owners

Date
6/17/23
Date

Signature and printed name of property owners
Masaki Shiotani Masaki Shiotani
Signature and printed name of property owners

Date
6/17/23
Date

State of ~~Virginia~~ Ohio
County of ~~Botetourt~~ to-wit: Franklin

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