



Application and Checklist for
REZONING

**King George County
Department of Community
Development**

10459 Courthouse Drive, Suite 104
King George, VA 22485

Office: (540) 775-7111
Fax: (540) 775-3139

www.kinggeorgecountyva.gov

REZONING APPLICATION

Please be advised that applicants are required to schedule a meeting with the Development Committee prior to submitting a complete application. During this meeting the applicant may submit Concept Plans for preliminary review, comment, and recommendation by the Zoning Administrator or Agent, and other Development Committee members. Meetings can be scheduled by calling the Community Development Director at (540) 775-8550.

- The following items are included within this packet:
 - Checklist
 - Application
 - Certification of Real Estate Tax Payment Form
 - Ownership Disclosure Affidavit
 - Adjacent Property Owner List
- Upon written request by an applicant, the Zoning Administrator or Agent may waive or modify a submission requirement(s) upon a determination that the information is not necessary to evaluate the merits of the application, such waivers or modifications are for application requirements only and do not include variances or modifications from district or use standards.
- Additional application information may be required as deemed necessary by the Zoning Administrator or Agent.
- Once your application has been received by the Community Development Office, the Rezoning application will be processed in the following manner:
 - Once reviewed and determined a complete application, it is submitted to the Planning Commission, who holds a public hearing on the matter and makes a recommendation to the Board of Supervisors.
 - The Board of Supervisors will take action to modify, approve, or disapprove the application.
- Regularly scheduled meetings for the King George County Planning Commission and Board of Supervisors are as follows:
 - Planning Commission – Second Tuesday of every month
 - Board of Supervisors – First and Third Tuesday of every month

REZONING APPLICATION CHECKLIST

<u>Applicant</u>	<u>KGZO Section</u>	Checklist Key: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A= Not applicable	<u>Staff</u>
<input type="checkbox"/>	Section 3-2-2 (B)	6 copies of a Concept Plan with original submittal (15 copies will be required once deemed complete), showing the following: 1. A certified plat of the subject property showing metes and bounds of all property lines, existing streets, and subdivisions – with reference to a recorded subdivision plat or the County's tax map;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	2. Names and addresses, as shown on the current real estate tax assessment books, of property owners abutting the property or owners located across the road/street;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	3. Topography as shown by contour lines with a contour interval of not more than five feet;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	4. Proposed land uses to be developed;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	5. The general layout, orientation, and information describing buildings and improvements, including but not limited to parking, landscaping, fencing, signs, and trash enclosures, height, setbacks, and restriction lines;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	6. Approximate total number, density, type, and price range of dwelling units and the range of lot sizes for the various dwelling types (<i>if applicable</i>);	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	7. General location of proposed open space and recreational areas (<i>if applicable</i>);	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	8. General location and type of commercial uses to be developed (<i>if applicable</i>);	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	9. General location and character of proposed roads, pedestrian circulation, trails, public utility, and storm drainage systems;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	10. Statement on the proposed development schedule;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	11. Written analysis of the public facilities, roadway improvements, and public utilities that will be required to serve the development;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	12. A written description of the nature and extent of the amendment desired together with an explanation of the reasons for seeking a change;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	Any additional information as deemed reasonable necessary by the Zoning Administrator or Agent;	<input type="checkbox"/>

<u>Applicant</u>	<u>KGZO Section</u>	Checklist Key: <input checked="" type="checkbox"/> =Yes <input type="checkbox"/> =No N/A= Not applicable	<u>Staff</u>
<input type="checkbox"/> <input type="checkbox"/>	Section 3-2-2 (B)	Any Planned Development rezoning request, including RC, M-U district, or other planned district shall include the following additional items: 1. A Site Plan; 2. A general statement of planning objectives to be achieved by the Planned Development district, including description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and intentions with regards to any specific human-made and natural characteristics located on the site;	<input type="checkbox"/> <input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	3. General information on the trip generation, ownership, maintenance, and construction standards for proposed streets;	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	4. Traffic Impact Analysis in accordance with VDOT standards;	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/>	Section 3-2-2 (B)	5. Fiscal Impact Analysis as specified by the County; and	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	6. Proposed deed covenants, restrictions, or other constraints to be imposed upon the purchasers of such properties.	<input type="checkbox"/>
<input type="checkbox"/>	Section 3-2-2 (B)	Noise analysis (<i>Only applicable to Industrial Districts</i>) prepared by a qualified member of the Acoustical Society of America (ASA), a Board Certified member of the Institute of Noise Control Engineering (INCE), or other credentialed professional as approved by the Zoning Administrator or Agent. Rezoning Application Certification of Real Estate Tax Payment Form Ownership Disclosure Affidavit Adjacent Property Owner List Deposit Fee Proffer Statement – Optional and in accordance with Code of Virginia §§ 15.2-2296 through 15.2-2303 and Article III, Division 3 of the Zoning and Subdivision Ordinance.	<input type="checkbox"/>
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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FOR OFFICE USE ONLY:

Application Date: _____

Case Number: _____

Public Hearing Date: _____

REZONING APPLICATION

APPLICANT INFORMATION:

Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone (Business):	Phone (Home):	
Email:		
Application Deposit*: \$	Date Paid:	
Application Fee*: \$	Date Paid:	

*These fees are non-refundable, as they are used to cover advertisement costs and staff hours.

PROPERTY OWNER INFORMATION (if different from applicant):

Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone (Business):	Phone (Home):	
Email:		

PROPERTY DESCRIPTION:

Proposed Zoning:		
Tax Map:	Parcel:	Existing Zoning:
Address or Location of Property:		
Acreage or Lot Size:		
Future Land Use Map Designation (found in Comprehensive Plan):		
Current Use:	Proposed Use:	
Water: <input type="checkbox"/> Public <input type="checkbox"/> Private	Sewage: <input type="checkbox"/> Public <input type="checkbox"/> Private	

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ADDITIONAL INFORMATION:

Please respond to the following questions regarding the proposed rezoning (use additional pages if necessary).

1. Describe the proposed use of the property in detail.

2. List any sensitive environmental or unique features on the property.

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I hereby certify that I have the authority to make this application, that the information is true and correct, and the proposed use will conform to all Federal, State, and County Laws/Ordinances, and that all permits required by these Laws/Ordinances will be obtained from the proper authority. I further grant the right-of-way onto this property to the designated personnel of King George County for the purpose of conducting site visits related to this application.

Additionally, I hereby certify that the contents of the ownership affidavit are true and correct to the best of my knowledge, information, and belief. In the event the ownership of the involved real estate changes during the time the application is closing, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application.

Property Owner Signature _____ **Date** _____

Signed and acknowledged before me by _____
in the county of _____, __ this ____
day of _____, _____. _____

My commission expires:

Notary Public

Agent/Applicant Signature _____ **Date** _____

Signed and acknowledged before me by _____
in the county of _____, __ this ____
day of _____, _____. _____

My commission expires:

Notary Public

Each property owner must print and sign/notarize a separate page.

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CERTIFICATION OF REAL ESTATE TAX PAYMENT

In accordance with Section 2-6-1 of the King George County Zoning and Subdivision Ordinance:

Pursuant to the Code of Virginia § 15.2-2286 (B), as amended, prior to the initiation of an application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50%, for a Special Exception, Variance, Rezoning, or other land disturbing permit, including Building Permits and Erosion and Sediment Control Permits, or prior to the issuance of final approval, the authorizing body may require the applicant to produce satisfactory evidence that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, that are owned to the locality and have been properly assessed against the subject property, have been paid, unless otherwise authorized by the treasurer. Upon receipt of an application, together with supplementary materials and payment of the application fee and provision of proof that all outstanding payments set forth in this section have been paid and satisfied. The Zoning Administrator or Agent may waive this requirement for reasons of health, safety, or public welfare, provided that the applicant or owner has entered into a plan with the County Treasurer to pay all delinquent taxes, fees and charges as set for the in this Ordinance.

Tax Map # _____

Property Owner Name: _____

I certify that Real Estate Taxes have been paid in full for the above referenced property, as required by Section 2-6-1 of the King George County Zoning and Subdivision Ordinance.

Property Owner/Applicant Signature: _____

King George County Treasurer Staff Name: _____

King George County Treasurer Verified Date: _____

OWNERSHIP DISCLOSURE AFFIDAVIT

In accordance with Section 3-1-4 of the King George County Zoning and Subdivision Ordinance and Code of Virginia § 15.2-2289, as amended, any applicant for a special exception, conditional use, text or map amendment, or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application. In all cases, the names and addresses of all real parties of interest must be provided. In the case of corporate ownership, the name of stockholders, officers, and directors must be provided. The requirement of listing stockholder names, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and has more than 500 shareholders. In the case of a condominium, the requirement shall only apply to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

1. Type of Application:

Rezoning Conditional Use Special Exception Variance

2. List all equitable ownership as required by Code of Virginia § 15.2-2289 and stated above. (Use additional sheets if necessary)

3. Have all individuals listed on this disclosure form been notified of the purpose of this application?

Yes No

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DEVELOPER NOTIFICATION AFFIDAVIT

Owner/Applicant Name: _____

I hereby certify that the following requirements of Section 3-10-2, Advertisement and Mailings, and Section 3-10-3, Posting Notice on Property, of the Zoning and Subdivision Ordinance have been completed (check all that apply):

- Posting signage on the property
- Adjacent property owner notification mailings

Date that certified mail was sent: _____

Date of posted signage: _____

Number of signs posted: _____ Location of signage: _____

Owner/Applicant Signature

Date

Commonwealth of Virginia, County of _____, to Wit: _____
Sworn and subscribed before me this _____ day of _____, 20 ____.

My commission expires:

Notary Public

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List of Adjacent Property Owners

The applicant is required to provide a list of all owners as shown on the current real estate tax assessment books of all adjacent properties, including properties across any road, railroad right-of-way or body of water. Provide additional pages if needed.

Property Owner Name:	
Mailing Address:	
Tax Map:	Parcel:

Property Owner Name:	
Mailing Address:	
Tax Map:	Parcel:

Property Owner Name:	
Mailing Address:	
Tax Map:	Parcel:

Property Owner Name:	
Mailing Address:	
Tax Map:	Parcel:

Property Owner Name:	
Mailing Address:	
Tax Map:	Parcel: