



Bedford County
Department of Community Development
Division of Planning
122 E. Main Street, Suite G-03
Bedford, VA 24523
(540) 586-7616 • Fax (540) 586-2059
www.bedfordcountyva.gov/planning

For staff use only

Date received:

Received by:

Fee Paid: \$

PC Date:

Application No.:

BOS Date:

Project No.:

Rezoning Application

GENERAL INFORMATION:

Pursuant to Section 30-14 (A) of the Bedford County Zoning Ordinance, the Board of Supervisors may amend, supplement or change the zoning regulations, district boundaries or classifications of property whenever the public necessity, convenience, general welfare, or good zoning practice requires. A property owner, or their duly designated agent, may petition the Board of Supervisors to change the zoning district classification of their property. This zoning map amendment process, known as a rezoning request, can be initiated by a property owner by completing and filing this application form, and required accompanying information and application fees, with the Bedford County Department of Community Development.

APPLICATION PROCEDURE:

- **Consultation with Planning Staff:** You are required to meet with a planner to verify the current zoning district classification of your property and to discuss the purpose and need for the proposed rezoning of your property prior to application submission.
- **Planning Commission:** The Planning Commission will hold an advertised public hearing and review the application in order to make and forward an advisory recommendation on the request to the Board of Supervisors.
- **Board of Supervisors:** The Board of Supervisors will hold an advertised public hearing and review the application in order to make a decision on the request.

Please make sure the following items are included BEFORE submitting:

- Application Fee:** \$300.00 plus \$5.00 per acre (checks made payable to Bedford County). Applicant is also responsible for the costs of all public notifications including mailings and legal advertisements.
- Concept Plan:** A concept plan prepared by a professional engineer, architect or surveyor must be submitted with the application in both hard copy and digital (.pdf format) versions. The plan shall include at a minimum what is required of a site development plan in Article V of the Zoning Ordinance and address any potential land use or design issues arising from the request.
- Proffers:** The applicant may proffer in writing reasonable conditions in addition to the applicable regulations of the requested zoning district. All proffered conditions must be in writing and signed by the applicant. Proffered conditions should be present prior to the start of the Planning Commission public hearing and must be presented prior to the Board of Supervisors public hearing.
- Traffic Impact Analysis:** If the proposed use meets VDOT's requirements for a traffic impact analysis, a VDOT rezoning package checklist must be completed for submission to VDOT.



Bedford County Rezoning Application

Please print in blue or black ink or typewrite. If not applicable, write N/A.

APPLICANT INFORMATION

Note: If applicant is not the property owner, an owner's authority letter must be submitted with application.

Applicant Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Property Owner Name: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Authorized Agent/Contact Person: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Engineer: _____

Address: _____

Phone: _____ Fax: _____ Email: _____

PROJECT INFORMATION

Location/Address of Property (directions from Bedford County Administration Building): _____

Tax Map Number(s): _____

Magisterial District: _____ **Election District:** _____

Size of Parcel(s): In acres _____ In sq. ft. _____
Amount of area to be utilized _____

Current Zoning District Classification of parcel(s): _____

Proposed Zoning District Reclassification of parcels(s): _____

Current Land Use: _____

Proposed Land Use (*identify by Permitted Use Table, Zoning Ordinance Sec. 30-79-2*): _____

Future Land Use Map Designation of parcel(s): _____

Please describe the proposed use and development of the identified parcel(s) and/or purpose of the rezoning request.

Are Proffers proposed? () Yes () No

If Yes, please obtain Proffer Statement from staff

JUSTIFICATION FOR REZONING

The Planning Commission will study the rezoning request to determine the need and justification for the change in terms of public health, safety and general welfare. Please answer the following questions as thoroughly as possible. Attach additional paper if necessary.

Please explain how the request furthers the purposes of the Zoning Ordinance (Section 30-3) as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

Please explain how the project conforms to the general guidelines and policies contained in the Bedford County Comprehensive Plan.

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire/rescue.

CERTIFICATION

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: _____ **Date:** _____

Print Name: _____