

# ROCKINGHAM COUNTY REZONING APPLICATION

**Prior to submitting this application, the applicant must have a preliminary meeting with a planner in the Department of Community Development. No application can be accepted until this meeting is held. Call 540-564-3033 for an appointment.**

**APPLICANT'S CHECKLIST:**

- Complete this application and sign the front and back.
- Enclose a boundary map of the property, showing a metes and bounds description of the area to be rezoned. The map cannot be larger than 11" x 17".

FOR OFFICE USE ONLY

Applicant Meeting Date:	Planner:	
Application Fee: \$	Receipt #	Date Received:
Taxes Paid:	Staking Given:	
Deadline Date:	PC Hearing Date:	BOS Hearing Date:

APPLICANT: Cosner Investments, LLC Check if: Owner: \_\_\_\_\_  
Contract Purchaser \_\_\_\_\_  
Agent  \_\_\_\_\_

MAILING ADDRESS: PO Box 609, Broadway, VA 22815 EMAIL: rwcosner@comcast.net

CONTACT PERSON: Seth Roderick (Agent) DAYTIME PHONE: (540) 820-0898

Send notices to you?  If so, include postal and email address: 128 W. Bruce St. | sroderick@monteverdedesigns.com  
Harrisonburg, VA 22801

LOCATION: (N S E W) of (Road Name) Boyers Rd. (Route #) 704

approximately 0.5 miles feet (N S E W) of (Road Name) Stone Spring Rd. (Boyers Intersection)

(Route #) 726 in Election District # 5.

TAX MAP(S) #: 125-(A)- L220B PRESENT USE: Residential (Single-Family)

NUMBER OF ACRES IN REZONING REQUEST: 5.90 AC FROM A2 ZONING TO PMF

INDICATE METHOD OF:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><u>Water Supply</u></li> <li><u>County Water</u></li> <li>City Water *</li> <li>Community System</li> <li>Well</li> <li>Cistern</li> </ul> | <ul style="list-style-type: none"> <li><u>Sewage Disposal</u></li> <li><u>County Sewer</u></li> <li>City Sewer *</li> <li>Community System</li> <li>Septic System</li> <li>Alternative (Specify) _____</li> </ul> |
|---|---|

\* If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this rezoning application.

*Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property that the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Community Development Office in letter form.*

\_\_\_\_\_  
Signature of Landowner

  
\_\_\_\_\_  
Signature of Applicant or Agent

**ADJOINING LANDOWNERS:**

Provide the names and complete mailing addresses of all adjoining landowners, including landowners across any road, railroad, stream, or river. Also include any adjoining landowners within the City of Harrisonburg, a town, or in another county. Attach additional sheets, if necessary.

Names and addresses of adjoining County landowners are available at <http://rockingham.gisbrowser.com> and in the Real Estate and Land Use Office located in the Rockingham County Administration Center.

**Remember: If the property in this rezoning request adjoins the City of Harrisonburg, a town, or another county, it is your responsibility to supply this office with the names and current addresses of the adjoining properties within the City, town, or other county.**

NAME	ADDRESS
Gerald & Sharon Strite	745 Claremont Ave., Rockingham, VA 22801
Massanetta Springs, Inc.	712 Massanetta Springs, Rd., Rockingham, VA 22801
Ronnie & Carolyn Sours	2540 Port Republic Rd., Rockingham, VA 22801
Donald & Linda Shanholtzer	994 Boyers Rd., Rockingham, VA 22801
Ronald & Linda Shenk	972 Boyers Rd., Rockingham, VA 22801
Charles & Christine Taylor	950 Boyers Rd., Rockingham, VA 22801
Scott & Candie Lokey	4488 Shen Lake Dr., Rockingham, VA 22801

**ADJOINING PROPERTY OWNER VERIFICATION**

AS APPLICANT FOR THIS REZONING, I Seth Roderick, PE  
Agent (PLEASE PRINT NAME)

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for re-advertising and that my request could be delayed until proper notification has been given to all adjoining property owners.

Signature of Agent  Date: Nov 28, 2018