

ORANGE COUNTY
DEPARTMENT OF PLANNING AND ZONING

COMMUNITY DEVELOPMENT
128 WEST MAIN STREET
ORANGE, VIRGINIA 22960



OFFICE: (540) 672-4347
FAX: (540) 672-0164
orangecountyva.gov

APPLICATION FOR ZONING MAP AMENDMENT

Applicant Name: A&K DEVELOPMENT CORP. Phone: 540-972-2000
Mailing Address: 4444 GERMANNA HWY SUITE 150 LOCUST GROVE
VA 22508
Email Address: NA@AKDEVCO.COM

Application must be made by the Landowner or with his/her permission. If the Applicant is not the Landowner, please complete and attach: (1) a completed Authorized Agent Affidavit, OR (2) a letter of permission from the landowner.

Landowner Name: SABRA LLC Phone: 540-972-2000
Mailing Address: SAME

Property Location: CORNER OF GERMANNA HWY AND SOMERVILLE RD.
Tax Parcel #(s): 12-39

Current Zoning: C-2 Requested Zoning: C-2 Proffers Volunteered? Yes No

Existing Uses/Structures: NO STRUCTURES / COMMERCIAL PAD SITE

Proposed Uses/Structures: MEDICAL CENTER

**** Attach a general concept plan no smaller than 11"x17" and a comprehensive narrative for the proposed use. See the checklist for complete submittal requirements. ****

**** Incomplete applications will not be processed. ****

For setback requirements and other zoning requirements, refer to the Orange County Zoning Ordinance (available online at <http://www.orangecode.us/index.php/ch-70-zoning>) or contact the Department of Planning & Zoning.

Signature of owner / agent: [Signature] Date: 4-4-2022

NOTE: Refunds will not be issued once a rezoning application has proceeded to the ARC review period.

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AUTHORIZED AGENT AFFIDAVIT

This _____ day of _____, _____,
(day) (month) (year)

I, OWNER IS THE APPLICANT,
(owner)

owner of N/A, give my
(address and/or tax map number)

permission to: _____, to make
(applicant / lessee)

an application to the Orange County Department of Planning & Zoning

for a zoning map amendment for the aforementioned property:

[Signature] 4/4/2022
(signature of owner)

COMMONWEALTH OF VIRGINIA

County / City of _____

Subscribed and sworn to me this _____ day of _____,

in my County / City aforesaid, by the aforementioned Owner.

(Notary Public)

My commission expires: _____

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ZONING MAP AMENDMENT
GENERAL CONCEPT PLAN / PROJECT NARRATIVE
INFORMATION & CHECKLIST

General concept plan information & checklist

A general concept plan must accompany an application for zoning map amendment. A general concept plan may be shown via a current survey of the property, or depicted on the most-current plat/survey available for the property in the Orange County Circuit Court. These plans may be hand-drawn or prepared by a professional. However, it is strongly recommended for clarity of information and thoroughness of the county's review that the plan is professionally-prepared. The following elements must be shown on the concept plan unless they are not applicable to the project:

- Existing roads, driveways, utilities, and easements;
- Existing structures and/or uses and their distances to property lines;
- Proposed structures and/or uses and their orientation on the property;
- Proposed utilities;
- Proposed grading;
- General parking and landscaping areas;
- NIA* The location of wetlands, floodplains, streams, and other bodies of water;
- NIA* Any proposed subdivision of the property;
- NIA* Any proposed phasing of development;
- General signage types and locations; and
- Proposed roads and driveways.

Project narrative information & checklist

A written narrative describing the scope of the proposed use must accompany a zoning map amendment application. The written narrative must include, at a minimum, the following:

- A detailed project description and how it aligns with the goals and objectives of the Orange County Comprehensive Plan;
- NIA* Anticipated traffic volumes and related traffic impacts;
- A fiscal impact analysis including expected economic benefits and costs to the county;
- Impacts on the provision of public services;
- An environmental impact analysis;
- NIA* An analysis of impacts on historic and cultural resources; and
- NIA* Anticipated impacts to neighboring properties and how those impacts will be mitigated.

NOTE: If proffers are being volunteered, they must be in writing, signed, and dated.

NOTE: In order to adequately and completely review the proposal, the Zoning Administrator may request additional materials based on the nature and complexity of the proposed special use.

SABRA LLC

4444 Germanna HWY suite 150

Locust Grove VA 22508

TO: Orange County Planning Commission/

April 4, 2022

Board of supervisors

Proffer amendment for tax map 12-39

Sabra LLC is requesting elimination of item number one of proffer in the attached proffer list of tax map number 12-42 which now is 2.128 acres recorded as part of tax map number 12-39. The rest of the proffers on the attached list for parcel 12-42 are not related to this 2.128 acres and will stay the same.

The new proffer is to build a medical center on that parcel.

With Regards,

Mansour Azimipour

A handwritten signature in black ink, appearing to read 'Mansour Azimipour', written over the printed name.

SABRA LLC

4444 Germanna HWY suite 150

Locust Grove VA 22508

TO: Orange County Planning Commission/

April 4, 2022

Board of supervisors

Sabra LLC's plan for 2 acres of tax map 12-39 is, to build a medical center for the citizen of east Orange County and surrounding area. Please see the attached preliminary plan.

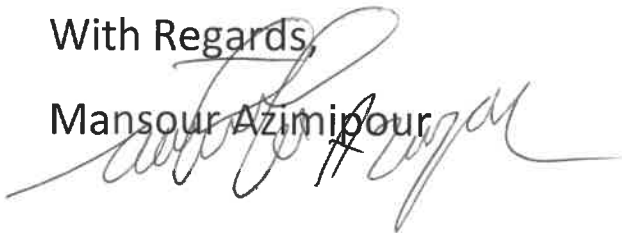
As we all know, east orange with the growing population, is very much underserved of needed medical services.

This amendment of the proffer, will very well aligns with the use of surrounding commercial use as set by Orange County comprehensive plan.

This project will be one of the best economic and service development any area could plan for with absolutely no adverse effect to surrounding neighboring communities. traffic, environment, or historical characteristic of Orange County.

With Regards,

Mansour Azimipour

A handwritten signature in black ink, appearing to read 'Mansour Azimipour', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke at the end.

SABRA LLC

4444 Germanna HWY suite 150

Locust Grove VA 22508

TO: Orange County Planning Commission/

April 20, 2022

Board of supervisors

Economic impact analysis of this project.

Sabra LLC's plan for 2 acres of tax map 12-39 is, to build a medical center for the citizen of east Orange County and surrounding area.

This project will be one of the best economic and service development any area could plan for with absolutely positive tax revenue for Orange County.

The estimate value of the building +/- \$3,000,000


The estimate value of Medical Equipment +/- \$ 2,000,000

The total annual tax revenue based on the above estimate with today's real estate tax rate of \$0.75/ \$100 and personal property tax rate of \$2.20 per \$100 will be about \$45500 per year.

With Regards.

Sabra, LLC

Mansour Azimipour



April 19, 2022

Mansour Azimipour
A & K Development Corp
4444 Germana Hwy #150
PO Box 812
Locus Grove VA, 22508

Transmitted Via Email: (ma@akdevco.com)

RE: Application REZ 22-02 Sabra LLC

Mr. Azimipour:

The April 5, 2022 submitted rezoning application has been reviewed for sufficiency in accordance with Orange County Code 70-145. Your request to change the zoning district from C-2 Conditional to C-2 Conditional in case REZ 22-01 Sabra LLC requires the following additional items, revision and/or response.


1. A development concept plan must be submitted on paper **no smaller than 11"x17"**
 - a. Proposed roads labeled *- NO NEW ROADS, ONLY ACCESS POINTS*
 - b. Existing roads labeled with their names *- COMPLETE*
 - c. Label the proposed structure *- COMPLETE*
 - d. General signage types and locations *- UNKNOWN, PERMITTED LATER*
 - e. Show future development phases for the entire block/parcel(s) *- UNKNOWN*
2. Please submit a comprehensive narrative for the site's proposed use
 - a. The application indicated there are no anticipated traffic impacts. Provide analysis for this reasoning. *NO IMPACTS ANTICIPATED*
 - b. A fiscal impact analysis including expected economic benefits and costs to the County. *PROVIDED BY SEPARATE LETTER*
 - c. The application indicated there are no anticipated traffic impacts. Provide analysis for this reasoning. *NO NEGATIVE IMPACTS ANTICIPATED - POSITIVE IMPACTS FOR MED. SERVICES COMMUNITY*
3. A complete, signed and dated proffer statement using the most updated proffers should be submitted. Please be aware that Proffers from 1996 and 2011 are applicable to the entire property as that a 2021 Property Line Vacation and Consolidation eliminated parcel lines and, in effect, created a split-zoned lot. The 1996 Proffers were replaced by the October 27, 2011 rezoning action. Attached are the 1996 and 2011 Proffers for your review. *NO PROFFERS, EXISTING PROFFERS COMPLETE*

We look forward to facilitating your pending request before the Orange County Planning Commission upon receipt of the above. Please let me know if there is anything I may do to be of further assistance.

Sincerely,

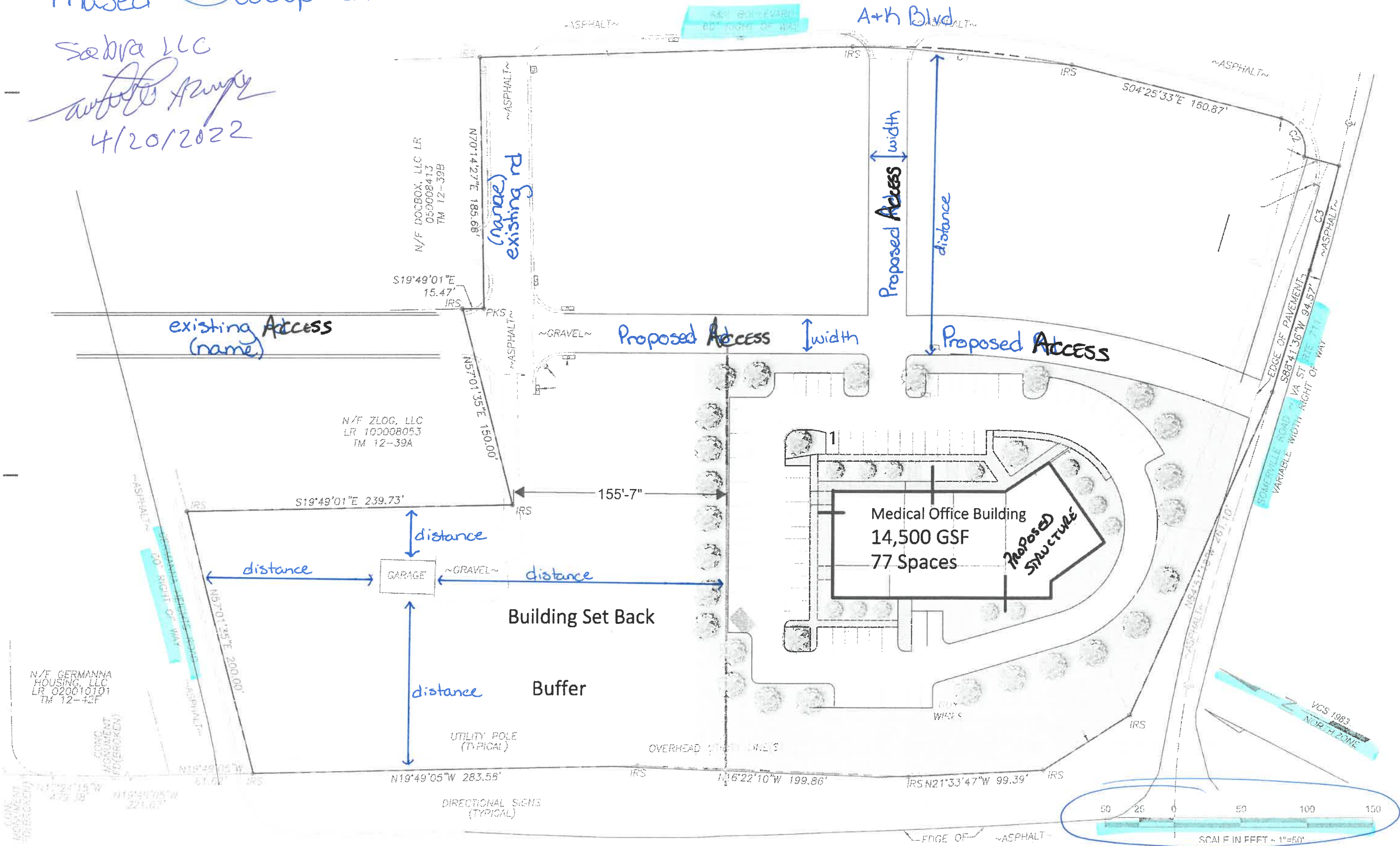


Kyra Davis
Planning and Development Services Planner

Sabra LLC

4/20/2022

Phased Development

Sabra LLC
Auto Ramp
4/20/2022



Scale

PERMITS/INSP PAYMENT

685680
CLIENT ADDR1
ORANGE COUNTY, VA
112 West Main Street

Orang CUSTOMER#: 03/03/22
TIME: 10:04 CUSTOMER NAME
scrosb CLERK ID

-----TOTALS-----

0
INTEREST PAID:
ADJUSTMENTS: REZN 300.00
Rezoning Ap

PAYMENT METHOD
300.00 PAYMNT REF

TOT PREV BAL DUE: .00
TOT BAL DUE NOW : CHECK

