

# TOWN OF DAYTON

## Application for Rezoning/ Conditional Zoning/Special Use

1. Applicant Information:

Property Owner's Name: \_\_\_\_\_

Or Contract Purchaser's Name: Hope Community Builders

Address: 289 Jericho Rd. Rockingham, VA 22801 Phone: 540-810-6510

Owner's Representative: Blackwell Engineering

Address: 566 E. Market St. Harrisonburg, VA 22801 Phone: 540-432-9555

2. Description of Property:

Location (Please give exact address and/or directions): South of Mason St. including and behind 955 Mason St.

Tax Map Number: 123-(A)- L9A Deed Book & Page Number(s): 2223/527

Existing Zoning: R1

Proposed Zoning: R2

Total Acreage: 10.494 total acres; 3.19 acres± to be rezoned

3. Proposed Use: Residential-Duplex dwellings

4. It is proposed that the following buildings, additions, or improvements will be constructed:

The purpose of this development is create a housing community comprised of single family and duplex dwellings. The site will include 67 single family homes and 8 duplex dwellings (16 units) which will reside on the proposed R2 land.

5. Dimensions and height of buildings or proposed buildings:

TBD-See Architectural drawings for proffered duplex styles.

6. Has a previous application been made for this rezoning? [ ] YES [x] NO  
If yes, give date: \_\_\_\_\_

7. Please supply an estimate of the traffic impact of the proposed use in relation to its access streets:

See attached turn analysis

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8. Briefly discuss how the proposed use and improvements are designed and arranged to fit into the development of the adjacent property and neighborhood and will not be detrimental to the immediate neighborhood: \_\_\_\_\_

The proposed residential development is in an area surrounded by residential and agricultural parcels. The properties also adjoin Rockingham County and serve as a transition buffer for future residential development as the Town expands.

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9. Additional Comments:

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10. A site plan must be submitted with this application. The Zoning Administrator will supply a checklist of the information that is required, which shall include, but is not limited to, the following:

- (a.) Boundaries of the entire area
- (b.) Total area of the property
- (c.) Location and size of all existing and proposed structures (including signs)
- (d.) All required minimum yards and the distances of all existing and proposed structures to the lot lines
- (e.) Public right(s)-of-way, indicating names and/or route numbers
- (f.) Proposed means of ingress and egress to and from the property from a public street
- (g.) Size and location of all existing and proposed off-street parking spaces, indicating minimum distance from the nearest property line(s)
- (h.) Proposed screening, landscaping, and fencing
- (i.) The existing use and zoning designation of adjacent properties

11. Provide the names and complete addresses of all adjacent landowners, including landowners across any road (use an additional sheet if necessary):

[illegible]

12. Any proffers that the applicant wishes to present for consideration should be attached to this application.

13. The fee for a zoning request is \$350.00, plus \$50 per acre. This fee must be paid to the Town upon submission of this zoning application form and related papers.

I (we), the undersigned, do hereby certify that the information provided is accurate to the best of my (our) knowledge and hereby apply for a zoning request under the provisions of the Code of the Town of Dayton. I (we) understand that, after due notice and public hearing, the Town Council may approve, approve with conditions, or deny this application. I (we) authorize the Town to go upon the property for the purpose of making site inspections.

Applicant(s) Signature(s): 

Date: 10/3/2022

Mailing address: 289 Tericho Road  
Rockingham, VA 22801-7615

Telephone Number: (540) 810-6510

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**FOR TOWN USE ONLY:**

Amount of Fee: \_\_\_\_\_ Date Paid: \_\_\_\_\_

Public Hearing Date: \_\_\_\_\_

Planning Commission Recommendation:

☐ APPROVE      ☐ DENY      Date: \_\_\_\_\_

Town Council Action:

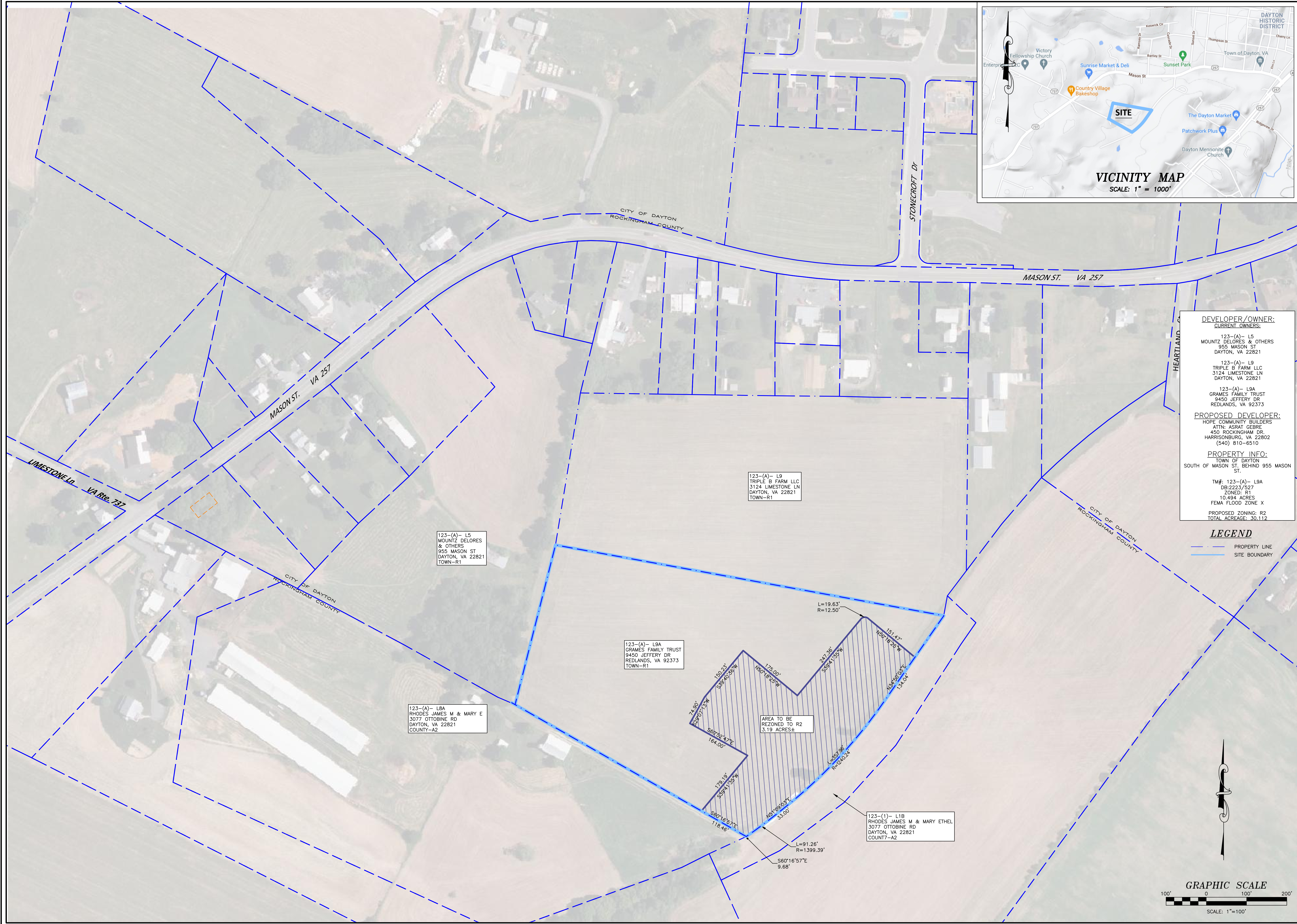
☐ APPROVE      ☐ DENY      Date: \_\_\_\_\_

Special Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator's Signature





**DEVELOPER/OWNER:**  
CURRENT OWNERS:

123-(A)- L5  
MOUNTZ DELORES & OTHERS  
955 MASON ST  
DAYTON, VA 22821

123-(A)- L9  
TRIPLE B FARM LLC  
3124 LIMESTONE LN  
DAYTON, VA 22821

123-(A)- L9A  
GRAMES FAMILY TRUST  
9450 JEFFERY DR  
REDLANDS, VA 92373

**PROPOSED DEVELOPER:**  
HOPE COMMUNITY BUILDERS  
ATTN: ASRAT GEBRE  
450 ROCKINGHAM DR.  
HARRISONBURG, VA 22802  
(540) 810-6510

**PROPERTY INFO:**  
TOWN OF DAYTON  
SOUTH OF MASON ST. BEHIND 955 MASON ST.

TM#: 123-(A)- L9A  
DB:2223/527  
ZONED: R1  
10.494 ACRES  
FEMA FLOOD ZONE X  
PROPOSED ZONING: R2  
TOTAL ACREAGE: 30.112

**LEGEND**

— PROPERTY LINE  
— SITE BOUNDARY

**GRAPHIC SCALE**

100' 0 100' 200'

SCALE: 1"=100'

Date: 9-29-22

Scale: AS NOTED

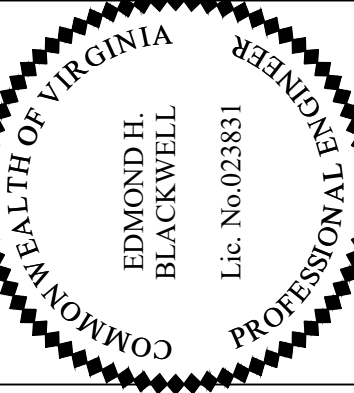
Designed by: EHB

Drawn by: BWK

Checked by: EHB

**Blackwell**  
Engineering, PLC

568 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555 FAX: (540) 434-7604  
Email: BE@BlackwellEngineering.com



Revision Dates

**REZONING PLAN**

DAYTON CROSSING  
HOPE COMMUNITY BUILDERS  
50 ROCKINGHAM DR.  
HARRISONBURG, VA 22802

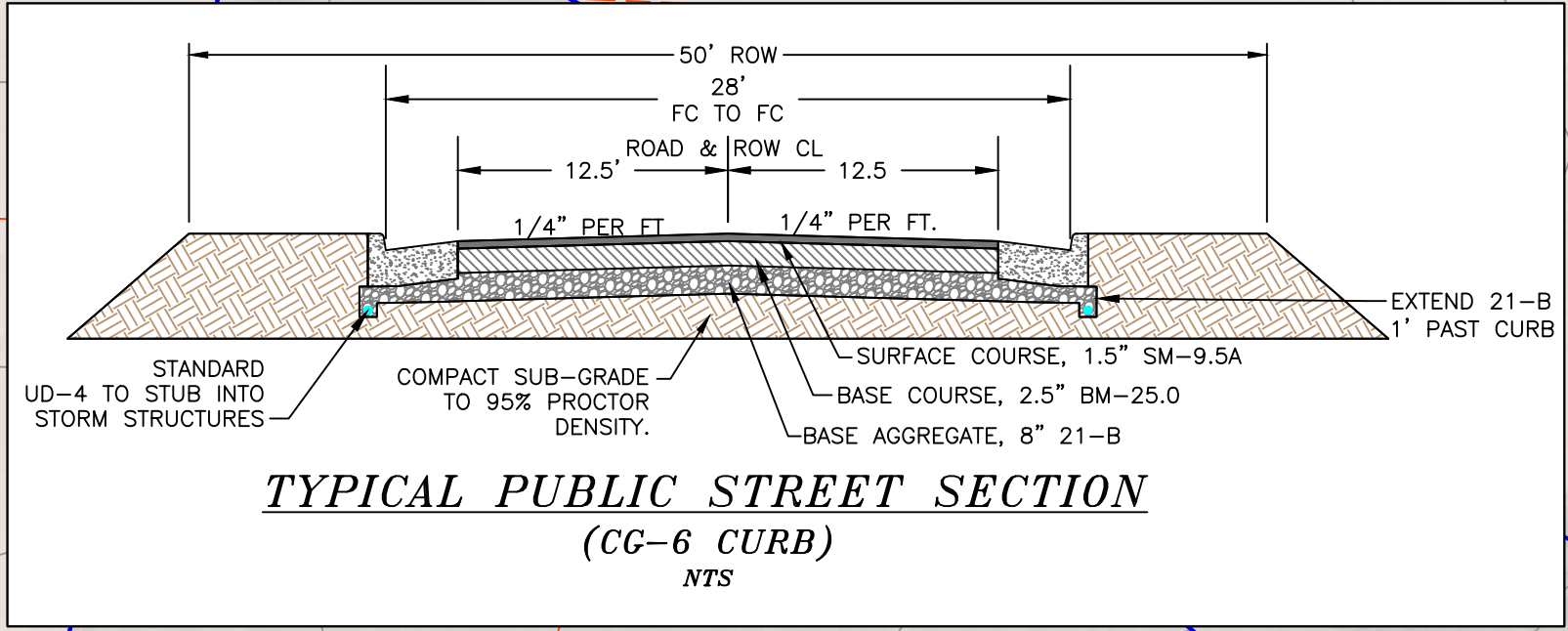
Drawing No.

**1**

of 2 Sheets

Job No. 2839





- LEGEND**
- EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED ROAD/EOP
  - EXISTING ROAD
  - PROPERTY LINE
  - SITE BOUNDARY
  - SETBACK
  - EASEMENT
  - EXISTING SEWER
  - PROPOSED SEWER
  - PROPOSED CLEANOUT
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING STORM PIPE
  - PROPOSED STORM PIPE
  - PROPOSED DITCH
  - PROPOSED WATER METER
  - FIRE HYDRANT
  - PROPOSED WATER VALVE



**DEVELOPER/OWNER:**  
CURRENT OWNERS:  
123-(A)- L5  
MOUNTZ DELORES & OTHERS  
865 MASON ST  
DAYTON, VA 22821  
123-(A)- L9  
TRIPLE B FARM LLC  
3124 LIMESTONE LN  
DAYTON, VA 22821  
123-(A)- L9A  
GRAMES FAMILY TRUST  
9450 JEFFERY DR  
REDLANDS, VA 92373

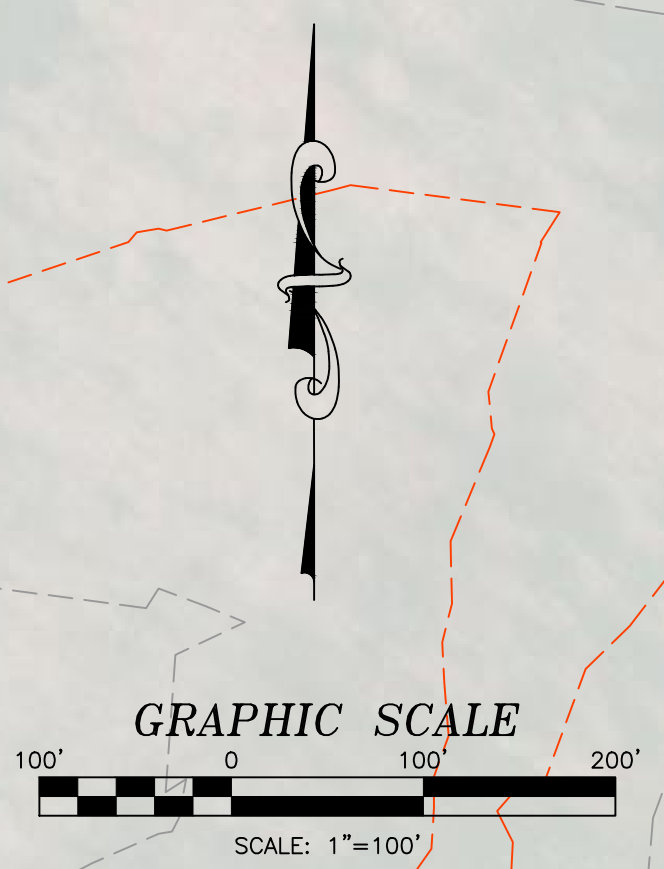
**PROPOSED DEVELOPER:**  
HOPE COMMUNITY BUILDERS  
ATTN: ASRAT GEBRE  
450 ROCKINGHAM DR.  
HARRISONBURG, VA 22802  
(540) 810-6510

**PROPERTY INFO:**  
TOWN OF DAYTON  
SOUTH OF MASON ST. BEHIND 955 MASON ST.  
TM#: 122-(A)- L141  
DB:1100/186  
ZONED: R1  
0.839 ACRES  
FEMA FLOOD ZONE X  
TM#: 123-(A)- L5  
DB:1100/186  
ZONED: R1  
0.289 ACRES  
FEMA FLOOD ZONE X  
TM#: 123-(A)- L9  
DB:2710/463  
ZONED: R1  
10.492 ACRES  
FEMA FLOOD ZONE X  
TM#: 123-(A)- L9A  
DB:2223/527  
ZONED: R1  
10.494 ACRES  
FEMA FLOOD ZONE X  
PROPOSED ZONING: R2  
TOTAL ACREAGE: 30.112

**BUILDING INFO:**  
PROPOSED:  
25 SINGLE FAMILY DWELLINGS  
94 DUPLEX DWELLINGS  
PUBLIC SEWER AND WATER

**USE AND OCCUPANCY:**  
CURRENT:  
USE: UNDEVELOPED  
PROPOSED:  
USE: MODERATE DENSITY RESIDENTIAL DEVELOPMENT

	Density Table		Total
	Phase 1	Phase 2	
# of Duplex	8	0	8
# of Duplex Units	16	0	16
# of Single Family Homes	22	45	67
Total Area of Parcels	14.27	15.79	30.06
Density (Units/Acres)	2.66	2.85	2.76



Date: 9-29-22  
Scale: AS NOTED  
Designed by: EHB  
Drawn by: BWK  
Checked by: EHB

**Blackwell**  
Engineering, PC  
566 East Market Street  
Harrisonburg, Virginia 22801  
Phone: (540) 432-9555 FAX: (540) 434-7604  
Email: BE@BlackwellEngineering.com



Revision Dates

**CONCEPTUAL SUBDIVISION PLAN**  
DAYTON CROSSING  
HOPE COMMUNITY BUILDERS  
50 ROCKINGHAM DR.  
HARRISONBURG, VA 22802

Drawing No.  
**2**  
of 2 Sheets

Job No. 2839



DAYTON CROSSING  
PROFFER STATEMENT

Date: September 29, 2022

Owners:

123-(A)- L9A  
Grames Family Trust  
9450 Jeffery Dr.  
Redlands, VA 92373

Applicant: Hope Community Builders  
Attn: Asrat Gebre

Applicant's Address: 289 Jericho Rd. Rockingham, VA 22801

Current Zoning: R-1

Proposed Zoning: R-2

Property: Total Parcel Size: 10.494±

Acres to be Rezoned: 3.19±

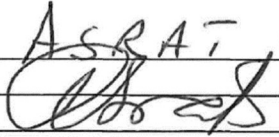
Parcel Identification Numbers: 123-(A)- L9A

Along with the rezoning request for the above referenced property, the following proffers are voluntarily submitted for the portions of the property being rezoned to R-2:

1. The exteriors of the buildings to be built on the lots will consist of an even mix of dryvit, vinyl, hardiplank, smartsideing, brick, and/or stone (similar materials used in Southbreeze Estates). Roofing shall be 3-dimensional shingles with min. 6:12 pitch roof.
2. Buildings shall be constructed from the selection provided in the architectural packet, with no more than 25% of any particular design being constructed.
3. Driveways shall be constructed of a hard surface material.

I hereby proffer that the use and development of this property shall be in strict accordance with the proffered condition set forth herein and/or depicted thereon.

Agent for Hope Community Builders

Print: ASRAT GEBRE  
Signature:   
Date: 10/3/22