<table>
<thead>
<tr>
<th><strong>STAFF REPORT</strong></th>
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<tbody>
<tr>
<td><strong>Petitioner:</strong></td>
</tr>
<tr>
<td><strong>Request:</strong></td>
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<tr>
<td><strong>Location:</strong></td>
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<tr>
<td><strong>Magisterial District:</strong></td>
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<tr>
<td><strong>Proffered Conditions:</strong></td>
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**EXECUTIVE SUMMARY:**

Om Shree Hospitality, LLC, is requesting to rezone 9.99 acres from AG-1, Agricultural/Rural Low Density District to C-2, High Intensity Commercial District, to construct a hotel on properties located just north of Interstate 81 Exit 137 and within the 2700 block of Wildwood Road and the 1700 block of Skyview Road. The subject properties are located in the Glenvar Community Planning Area.

Both subject parcels are designated Core on the future land use map of the Roanoke County Comprehensive Plan. Core is a future land use area where high intensity urban development is encouraged. Land uses within core areas may parallel the central business districts of Roanoke, Salem and Vinton. Core areas may also be appropriate for larger-scale highway-oriented retail uses and regionally based shopping facilities. Due to limited availability, areas designated as Core are not appropriate for tax-exempt facilities. The proposed rezoning is consistent with the Core future land use designation.

**APPLICABLE REGULATIONS**

The Roanoke County Zoning Ordinance defines a hotel/motel/motor lodge as: “A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day, week or month. Such uses generally provide additional services such as daily maid service, restaurants, meeting rooms and/or recreation facilities.” A hotel is a permitted use in the C-2 zoning district. Additional uses allowed in the C-2 zoning district are attached to this report.

Development of the site would require comprehensive site plan review(s) and building permit review(s).

**ANALYSIS OF EXISTING CONDITIONS**

**Topography/Vegetation** – The site sits high above Wildwood Road on a hill/mountain and is currently heavily wooded. Several retaining walls are shown on the concept plan. The concept plan shows building coverage proposed to be 4.37% and lot coverage 20.69% of the property, or 2.666 acres. Approximately 4.4 acres is marked “undisturbed” on the concept plan.

**Surrounding Neighborhood** – The surrounding zoning of the subject parcels includes I-1 Low Intensity Industrial District, AG-1 Agricultural/Rural Low Density, and R-1 Low Density Residential. The subject parcels are located just north of Skyview Road and Interstate 81.
The surrounding uses include an inactive quarry adjacent to the northern boundary of the property, single family homes adjacent to the western and southeastern boundary, and undeveloped, wooded agricultural land to the east. An existing hotel is located close by on Skyview Road in Roanoke County. An existing hotel and a new hotel under construction are both located on the opposite side of Wildwood Road in the City of Salem.

ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – The submitted concept plan shows a 16,000 square foot building footprint for a 75-room hotel building with a second building marked “rental ballroom.” No elevations or design graphics have been provided by the applicant. The height and number of floors are not included in the application. The entrance/exit is shown on Wildwood Road. Required buffer yard is proposed along the property line parallel to Wildwood Road, as required adjacent to residentially zoned properties. The parking lot is proposed to provide 103 spaces. The application requests a rezoning to C-2, but does not designate specific uses on the concept plan. The Planning Commission may want to consider limiting uses.

Access/Traffic Circulation – One vehicular access point on Wildwood Road is shown on the concept plan. VDOT has reviewed the application; a land use permit is required, but will not be pursued until or unless Roanoke County approves the rezoning request. To obtain the land use permit from VDOT the applicant will need to meet access management design standards of the VDOT Road Design Manual.

Agency Comments – Various agencies commented on the original concept plan. The following comments were provided by the various agencies on this request:

Building Safety: The Office of Building Safety stated that any structures being constructed will need to meet all the requirements of the applicable Virginia Construction Code and applicable codes.

Transportation: Transportation staff offer two comments:
1. Interstate 81 will be widened between Exits 137 and 141, northbound and southbound. The project is funded and the preliminary engineering phase is underway.
2. Wildwood Road is included in the 2012 Update to the RVAMPO Bikeway Plan as a Vision List Corridor.

Solid Waste: There will be no impact on solid waste if the property is developed as shown on the concept plan, as the hotel use would require a private dumpster service.

Fire & Rescue: The proposed project will not significantly increase the services we provide. However, fire flow and access requirements will have to be met.

Economic Development: Economic Development supports this rezoning request for the development of a new hotel at I-81 and Wildwood Road. The proposed project is consistent with nearby land uses, and is appropriate for highway oriented commercial development given its proximity to significant arterial thoroughfares. The project further supports the county’s economic development goal of expanding employment and the tax base, while increasing the inventory of commercially zoned property in the County.

Stormwater Operations: No Floodplain concerns.

VDOT: VDOT had four comments on the request: 1.) A Land Use Permit will be required if a new entrance is needed from the VDOT right-of-way or for the change in use of an existing entrance. 2.) The VDOT Road Design Manual, Appendix F: Access Management Design Standards for Entrances and Intersections must be adhered to where applicable for commercial entrances. This includes but is not limited to commercial
entrance spacing and intersection sight distance. The intersection sight distance must be field verified and measures taken to ensure the minimum required distances can be met. 3.) The TIA for this development appears acceptable based on the information provided at this time. VDOT concurrence will be granted during the development review process. 4.) The department will not issue an approval of the plans or any necessary land Use Permits until the locality approves this request. In addition, information regarding any changes to the existing drainage system should also be included for review.

CONFORMANCE WITH ROANOKE COUNTY COMPREHENSIVE PLAN

Roanoke County’s Comprehensive Plan indicates that the Future Land Use Designation of this parcel is Core. Core is a future land use area where high intensity urban development is encouraged. Land uses within core areas may parallel the central business districts of Roanoke, Salem and Vinton. Core areas may also be appropriate for larger-scale highway-oriented retail uses and regionally based shopping facilities. Due to limited availability, areas designated as Core are not appropriate for tax-exempt facilities. The proposed rezoning is consistent with the Core future land use designation.

STAFF CONCLUSIONS

Om Shree Hospitality, LLC, is requesting to rezone 9.99 acres from AG-1, Agricultural/Rural Low Density District to C-2, High Intensity Commercial District located on Wildwood Road. The submitted concept plan shows the development of a hotel facility on an undeveloped site. The proposed project is consistent with the Roanoke County Comprehensive Plan Future Land Use designation of Core, and would be a by-right use in the C-2 District, if approved. The Planning Commission may want to consider proffers limiting uses, and conformance with the submitted concept plan.

CASE NUMBER:     5-8/2020
PREPARED BY:     Cecile Newcomb
HEARING DATES:   PC:  8/4/20   BOS:  8/25/20
ATTACHMENTS:     Application
                  Zoning Map
                  Future Land Use Map
Photographs
                  C-2 District Standards
                  AG-1 District Standards
                  Core Land Use Description
                  Public Comments
June 12, 2020

Ms. Rebecca James  
Zoning Administrator  
Roanoke County Planning & Zoning  
P.O. Box 29800  
Roanoke, VA 24018

Re: Om Shree Hospitality, LLC – Rezoning Application Submittal  
Roanoke County Tax Parcels: 044.04-01-07.00 & 044.04-01-12.00  
Lumsden Comm: 2020-064

Dear Ms. James:

Please allow this letter to serve as our request for your office to accept the enclosed rezoning application for approval by the Roanoke County Planning Commission and Board of Supervisors. The intent of the rezoning is to revise the associated (2) parcels from AG-1 zoning district to C-2 zoning district in order for the development of a proposed hotel use. The enclosed rezoning application package includes a documentation which describes the request in greater detail.

Please find enclosed one (1) copy of the Rezoning Application Package, which include the following items:
- Completed Application for Rezoning
- Rezoning Justification
- Concept Plan and associated Concept Plan Checklist (Exhibit A)
- Metes and Bounds Description for the associated properties (Exhibit B)
- Water and Sewer Availability Application Request (Exhibit C)
- List of Adjoining Property Owners (Exhibit D)
- Traffic Impact Analysis for Entrance Analysis (Exhibit E)
- Rezoning Fee by Check: ($945 + $32 x 10 acres) x 3% Technology Fee = $1,302.95

Also, included with this submittal is a CD containing the Rezoning Application Package in PDF format. Should you have any questions or concerns, or require additional information, please do not hesitate to call or email.

Sincerely,

LUMSDEN ASSOCIATES, P.C.

Andrew P. Lumsden, P.E.  
Director of Engineering

Copy to: Mr. Amit Patel, Om Shree Hospitality, LLC
### ALL APPLICANTS

Check type of application filed (check all that apply)
- Rezoning
- Special Use
- Variance
- Waiver
- Administrative Appeal
- Comp Plan (15.2-2232) Review

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<tr>
<td>On Shree Hospitality, LLC</td>
<td></td>
</tr>
<tr>
<td>101 Oak Drive</td>
<td></td>
</tr>
<tr>
<td>Thaxton, VA 24194</td>
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<tr>
<td>J. Fletcher Smack, Jr.</td>
<td></td>
</tr>
<tr>
<td>2613 Crystal Spring Ave, S.W.</td>
<td></td>
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<tr>
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### REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

- Proposed Zoning: C-2
- Proposed Land Use: Hotel

**IF NO, A VARIANCE IS REQUIRED FIRST**

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district? Yes ☑ No ☐

Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes ☑ No ☐

**IF NO, A VARIANCE IS REQUIRED FIRST**

If rezoning request, are conditions being proffered with this request? Yes ☑ No ☐

### VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)

- **Variance/Waiver of Section(s)** of the Roanoke County Zoning Ordinance in order to:

**Appeal of Zoning Administrator's decision to**

**Appeal of Interpretation of Section(s)** of the Roanoke County Zoning Ordinance

**Appeal of Interpretation of Zoning Map to**

- **Application fee**
- **Proffers, if applicable**
- **Adjoining property owners**

**Owner's Signature**

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**
JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant: Om Shree Hospitality, LLC

Please explain how the request further the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

Om Shree Hospitality proposes the development of a Hotel business on the subject properties. The location is ideal to serve the those travelling on Interstate 81, particularly those visiting or working in both the Roanoke and New River Valleys. The subject parcels are positioned between an existing Industrially-zoned parcel, which is the site of an inactive quarry, and the commercial uses along US Route 11/460, West Main Street. The proposed building site is approximately 1,000 feet from an existing hotel use in Roanoke County, approximately 700 feet from an existing hotel and approximately 450 feet from a hotel currently under construction, both in the City of Salem. The location of the subject parcels near the Interstate 81 Exit 137 interchange is consistent with the C-2 Zoning District’s goal of encouraging commercial development in proximity to major arterial thoroughfares, and the parcels are designated as “Core” Future Land Use.

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

The Glenvar Community Plan identifies the subject parcels as “Core” Future Land Use for commercial and industrial development and use, as are all but one adjoinder, which is identified as “Rural Preserve” (RP). The topography of the subject parcels and the limited developable envelope within the site will provide significant and effective buffering of the RP adjoinder. Rezoning these parcels to the C-2 Zoning District will allow for commercial growth as envisioned by the Community Plan, and the proposed Hotel use is equally consistent with both the Community Plan “Core” designation and County goals for growth in the area.

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 and rescue.

The topography of the site presents a challenge to commercial development of the site, but the Developer has envisioned an approach that takes advantage of that topography as well. By elevating the building pad, the facility will be visible to travelers on Interstate 81, while minimizing to the extent possible the visual impact on the existing residential uses adjacent to the site. Under the scenario envisioned, there will be more than 350 feet of separation of the development area from the RP Future Land Use parcel. Approximately 4.4 acres of the combined parcels will remain undeveloped due to steep topography and difficult access. There is no expectation that the proposed use or the C-2 District rezoning would have a deleterious effect on the public services and facilities of the area. The hotel use would place no new demands on County schools, nor is it expected to place a burden on local parks and recreation facilities. The site and use should not require any special or unusual service by fire and rescue, and access to the site for those service vehicles has been a primary consideration in the site evaluation.
CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

ALL APPLICANTS
   a. Applicant name and name of development
   b. Date, scale and north arrow
   c. Lot size in acres or square feet and dimensions
   d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
   e. Physical features such as ground cover, natural watercourses, floodplain, etc.
   f. The zoning and land use of all adjacent properties
   g. All property lines and easements
   h. All buildings, existing and proposed, and dimensions, floor area and heights
   i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
   j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

   k. Existing utilities (water, sewer, storm drains) and connections at the site
   l. Any driveways, entrances/exits, curb openings and crossovers
   m. Topography map in a suitable scale and contour intervals
   n. Approximate street grades and site distances at intersections
   o. Locations of all adjacent fire hydrants
   p. Any proffered conditions at the site and how they are addressed
   q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

Signature of applicant

Date: 06/12/20
POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)

High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day

Effective date: April 19, 2005
NOTICE TO APPLICANTS FOR REZONING, SUBDIVISION WAIVER, PUBLIC STREET WAIVER, OR SPECIAL USE PERMIT PETITION

PLANNING COMMISSION APPLICATION ACCEPTANCE PROCEDURE

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver or Special Use Permit petition if new or additional information is presented at the public hearing. If it is the opinion of the majority of the Planning Commissioners present at the scheduled public hearing that sufficient time was not available for planning staff and/or an outside referral agency to adequately evaluate and provide written comments and suggestions on the new or additional information prior to the scheduled public hearing then the Planning Commission may vote to continue the petition. This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the new or additional information and provide written comments and suggestions to be included in a written memorandum by planning staff to the Planning Commission. The Planning Commission shall consult with planning staff to determine if a continuance may be warranted.

POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study that would be beneficial in making a land use decision (Note: a list of potential land uses and situations that would necessitate further study is provided as part of this application package). This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the required traffic analyses and/or traffic impact study and to provide written comments and/or suggestions to the planning staff and the Planning Commission. If a continuance is warranted, the applicant will be notified of the continuance and the newly scheduled public hearing date.

Effective date: April 19, 2005

OM SHREE HOSPITALITY LLC

Name of Petition

[Signature]

Petitioner's Signature

06/12/20

Date

8
EXHIBIT "A"

CONCEPT PLAN
EXHIBIT "B"

METES & BOUNDS
PROPERTY DESCRIPTION
Mettes and bounds description of Properties being Rezoned:

The following is a metes and bounds description of Roanoke County Tax Parcels 044.04-01-07.00 and 044.04-01-12.00. This description is based on the outer deed lines of said parcels as described within Deed dated July 26th, 2015 within the Clerk’s Office of the Circuit Court for Roanoke County, Virginia as Instrument No. 201506693.

BEGINNING at an iron pin set in the easterly right of way line of Skyview Road, said point being the southwesternmost corner of the hereinafter described parcel; thence N 80° 11’ 25” W, 34.91 feet to a point; N 41° 41’ 25” W, 143.89 feet to an iron pin; thence N 35° 18’ 20” W passing a highway monument at 16.45 feet, and a total distance of 134.75 feet to a point; thence N 36° 29’ 20” W, 59.76 feet to an iron pin; thence N 36° 29’ 25” W, 545.51 feet to an old pipe; thence S 39° 38’ 00” W, 187.11 feet to an iron pin; thence N 29° 23’ 20” W, 208.36 feet to an iron pin; thence N 60° 36’ 40” E, 177.23 feet to an iron pin; thence S 68° 01’ 10” E, 725.60 feet to an iron pin; thence N 79° 12’ 00” E, 480.00 feet to an old pipe; thence S 07° 01’ 00” E, 182.00 feet to an iron pin; thence S 48° 23’ 00” W, 710.90 feet to an iron pin, being the place of beginning, consisting of 10.001 acres (435,644 square feet).
EXHIBIT "C"

WATER & SEWER
AVAILABILITY APPLICATION
*NEW SUBMISSION* Availability Application

From: Western Virginia Water Authority
<webmaster@westernvawater.org>

Sender: webmaster@westernvawater.org

Subject: *NEW SUBMISSION* Availability Application

To: alumsden@lumsdenpc.com

Availability Application

Submission #: 357846
IP Address: 174.79.8.177
Submission Date: 06/11/2020 2:46 PM
Survey Time: 6 minutes, 25 seconds

You have a new online form submission.
Note: all answers displaying "******" are marked as sensitive and can be viewed after you login.

Property Owner's Information (required information)

Date
06/11/2020 12:00 AM

Property Owner's Name
Fletcher Smoak, Jr.

Property Address
0 Skyview Road
Roanoke County, Virginia 24153

Tax Map Number
044.04-01-07.00-0000

Owner's Phone Number
(540) 815-1345

Owner's Email
amit.puja@gmail.com

Services Requested
Water and Sewer Service

Type of Property
Commercial Residential

Comments (optional):
Rezoning for Potential Hotel Development.

Information for Property Owner's Representative
If this form is being completed by a representative for the property owner, please fill out the information below.

Representative's Name
Andrew Lumsden

Representative's Address
4664 Brambleton Avenue
Roanoke Virginia 24018

Representative's Email Address
alumsden@lumsdenpc.com

Representative's Phone Number
(540) 774-4411 ext. 114

Commercial Property Information
Additional forms and plans may be required. A representative of the Water Authority will be in touch with you.

Comments (optional):
Rezoning for Potential Hotel Development.

Please attach any documents you need to share below.

Attachment
20064-PL02-BLDG-CONCEPT2-Asheet.PDF

Attachment
20064-PL02-BLDG-Concept2-D-05.18.2020.pdf

Attachment

Thank you,

Western Virginia Water Authority

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.
EXHIBIT "D"

ADJOINING PROPERTY OWNER INFORMATION
ADJOINING PROPERTY OWNERS

Roanoke County Tax Parcels:

044.04-01-01.00-0000
044.04-01-06.00-0000
044.04-01-08.00-0000
044.04-01-09.00-0000
044.04-01-10.00-0000
044.04-01-13.00-0000
044.04-02-35.00-0000
044.04-02-37.05-0000

(ROANOKE COUNTY PARCELS)

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<tr>
<td></td>
<td>Salem, VA 24153</td>
<td></td>
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<tr>
<td>044.04-01-06.00-0000</td>
<td>Jennifer Norford 1723 Skyview Road</td>
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<td>Jennifer Norford &amp; Danette Parsley 2782 Wildwood Road</td>
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<td>106 Commerce Street, Suite 110 Lake Mary, FL 32746</td>
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EXHIBIT "E"

TRAFFIC IMPACT ANALYSIS
TRAFFIC IMPACT ANALYSIS

FOR

CONCEPTUAL HOTEL LAYOUT
LOCATED ON
TAX PARCEL No. 044.04-01-12.00

COUNTY OF ROANOKE, VIRGINIA

PREPARED FOR

OM SHREE HOSPITALITY, LLC

DATE: June 11, 2020
COMM. #2020-064

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
Proposed Entrance Analysis
for
Conceptual Hotel Layout
Roanoke County Tax Parcel 044.04-01-12.00

Background

Om Shree Hospitality, LLC (developer) is proposing a rezoning for the development of a hotel within Roanoke County Tax Parcels 044.04-01-12.00 and 044.04-01-07.00. This potential entrance is located along Wildwood Road (Rte. 619 – 35 mph speed limit) immediately north of Skyview Road and Litchell Road. The proposed hotel development is intended to have approximately 65 rooms and lay on a 16,000 s.f. footprint. Additional improvements include private access drive, parking, utility extensions, drainage improvements and stormwater management.

This portion of Wildwood Road (Rte. 619) is considered a major collector and has a posted speed limit of 35 mph.

Proposed Entrance Location Analysis

Based on the proposed location of the potential entrance, no adjacent commercial entrances exist on the proposed development’s side of Wildwood Road. The closest adjacent entrances/intersections being a vacant quarry entrance to the north (approximately 870 feet of separation) and the intersection with Skyview Road (approximately 820 feet of separation) to the south. This proposed entrance does not anticipate the need for an exception/variance to VDOT’s Access Management Regulations.

The potential entrance will request the use of a Full Access Commercial Entrance and will utilize the design guidelines/requirements within VDOT Access Management Design Standards for Entrances and Intersections (Appendix F). These guidelines will be utilized for site distance verification as well. Figure 4-9 of Appendix F is the anticipated entrance configuration for this commercial entrance along a highway with shoulders.

Crash History

A review of available crash data (TREDS) for the most recent years of 2019-2020 show no crashes in the immediate vicinity of the proposed entrance or in any immediate direction north or south along Wildwood Road. Documentation of these findings is include following this narrative section.

Conclusions

On the following pages are the trip generation volumes for the referenced hotel use along with the design charts for the left and right turn warrants. We have included trip generation volumes for both the peak hour of the proposed hotel and the peak hour of the adjacent street. Please also note that the left turn warrant chart utilized provides for a left turn percentage of 20%, whereas the left turn volume percentages for the proposed entrance ranges from 16.3% to 20.6%. Based on all of this information and the minimal crash history for the area, in our opinion, neither a left or right turn lane would be warranted during either the AM or PM peak hours.
**Existing Traffic Counts for Wildwood Road (2018 VDOT Daily Traffic Volume Estimates)**

- Average Annual Weekday Traffic (AADT) = 910 vehicles per day
- Estimate of Peak Hour Percentage (K) = 0.125
- Estimate of Peak Direction Volume (Dir. Factor) = 0.742

Existing Wildwood Road Peak Hour Traffic Volume = 114 vehicles per hour
Peak Direction Volume = 85 vehicles per hour
Off-Peak Direction Volume = 29 vehicles per hour

**Trip Generation Information (ITE Trip Generation Manual, 9th Edition) — Using larger of average rate vs. equation**

**Proposed Entrance Volumes Calculated**

**Hotel (310)**

Rates versus 65 Proposed Total Rooms:

- **AM Peak Hour (Adjacent Street) = 40 vehicles per Plot (59% enter, 41% exit)**
  - Entrance Split = 24 vehicles (18 from peak direction, 6 from off-peak direction)
  - Exit Split = 16 vehicles (12 to peak direction, 4 to off-peak direction)

- **PM Peak Hour (Adjacent Street) = 45 vehicles per Plot (51% enter, 49% exit)**
  - Entrance Split = 23 vehicles (17 from peak direction, 6 from off-peak direction)
  - Exit Split = 22 vehicles (16 to peak direction, 6 to off-peak direction)

**AM Peak Hour: \( \text{Ln}(T) = 0.85 \text{ Ln}(65) + 0.12 \Rightarrow 39 \text{ vehicles (54% enter, 46% exit)} \)**

- **Entrance Split = 21 vehicles (16 from peak direction, 5 from off-peak direction)**
- **Exit Split = 18 vehicles (13 to peak direction, 5 to off-peak direction)**

**PM Peak Hour = 45 vehicles per Plot (58% enter, 42% exit)**

- **Entrance Split = 26 vehicles (19 from peak direction, 7 from off-peak direction)**
- **Exit Split = 19 vehicles (14 to peak direction, 5 to off-peak direction)**

**Left Turning Movement Volumes**

**Proposed Entrance**

- **AM Peak Hour**
  - Advancing Volume = 98 vehicles
  - Left Turn Movements = 16 vehicles (16.3%)
  - Opposing Volume = 34 vehicles

- **PM Peak Hour**
  - Advancing Volume = 34 vehicles
  - Left Turn Movements = 7 vehicles (20.6%)
  - Opposing Volume = 108 vehicles

**AM Peak Hour (Adjacent Street)**

- Advancing Volume = 97 vehicles
- Left Turn Movements = 18 vehicles (18.6%)
- Opposing Volume = 35 vehicles

**PM Peak Hour (Adjacent Street)**

- Advancing Volume = 35 vehicles
- Left Turn Movements = 6 vehicles (17.1%)
- Opposing Volume = 102 vehicles

**Right Turning Movement Volumes**

**Proposed Entrance**

- **AM Peak Hour**
  - Approaching Volume = 34 vehicles
  - Right Turns = 5 vehicles

- **PM Peak Hour**
  - Approaching Volume = 108 vehicles
  - Right Turns = 23 vehicles

**AM Peak Hour (Adjacent Street)**

- Approaching Volume = 35 vehicles
- Right Turns = 6 vehicles

**PM Peak Hour (Adjacent Street)**

- Approaching Volume = 102 vehicles
- Right Turns = 17 vehicles
Commercial Entrance Designs along Highways with Shoulders

COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDERS

SINGLE TWO-WAY ENTRANCE

LIMITS OF PARKING LOT

R/W

W

R-2' Min.

E

2' Min.

EDGE OF PAVEMENT

SINGLE TWO-WAY ENTRANCE WITH RIGHT TURN LANE AND TAPER

LIMITS OF PARKING LOT

R/W

W

R-2' Min.

E

2' Min.

EDGE OF PAVEMENT

LETTER SYMBOL

A

See Section 3, Figure 3-1 in this Appendix for lengths of storage and tapers.

B

See Section 3, Figure 3-1 in this Appendix for lengths of storage and tapers.

C

See Entrance Throat Table 4-2 and Corner Clearance Figure 4-5.

F

48' or greater

G

12'

U*

25'-50' radius, Curb and Gutter or Curbing. The selected shall accommodate the anticipated type of vehicle usage. Larger radius should be considered by the designer or may be required by the Engineer if larger vehicles are anticipated; however, in no case shall radius be less than 25'. 30' Min. radius required when channelization island is used.

W*

30'-40'

Y*

90° Preferred

60° Minimum

* For Subdivision Streets and Alleys, radius, width and angle should be in accordance with Subdivision Street Design Guide in the Road Design Manual, Appendix B.

Notes:

Entrance details shown on this sheet may be modified to meet specific site requirements as directed or approved by the Engineer at the Residency or District, when based on sound engineering principles.

If an Accessible route as defined in Section 18.2-2021 in the Code of Va. is present, curb ramps in accordance with Std. CG-12 will be provided.

Curb and Gutter or Curbing may be deleted on low intensity uses if approved by Residency or District Administrator.

FIGURE 4-9 COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDERS*

Note: All entrance design and construction shall accommodate pedestrian and bicycle users of the highway in accordance with the Commonwealth Transportation Board’s “Policy for Integrating Bicycle and Pedestrian Accommodations”.

* Rev. 1/16
AM PEAK HOUR

PM PEAK HOUR

RED NUMBERS REPRESENT PEAK HOUR OF ADJACENT STREET
BLACK NUMBERS REPRESENT PEAK HOUR OF GENERATOR

PROPOSED TURNING MOVEMENT DIAGRAM
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Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

**LEGEND**

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

**Adjustment for Right Turns**

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.

Adjusted right turns = PHV Right Turns - 20

If PHV is not known use formula: \( PHV = ADT \times K \times D \)

- \( K \) = the percent of AADT occurring in the peak hour
- \( D \) = the percent of traffic in the peak direction of flow

Note: An average of 11% for \( K \times D \) will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

Rev. 1/15
Hotel (310)

Average Vehicle Trip Ends vs: Rooms (65 Rooms)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 29
Average Number of Rooms: 204
Directional Distribution: 59% entering, 41% exiting

Trip Generation per Room

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<th>Average Rate</th>
<th>Range of Rates</th>
<th>Standard Deviation</th>
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Data Plot and Equation

Fitted Curve Equation: Not Given

R^2 = ****
Hotel (310)

Average Vehicle Trip Ends vs: Rooms (65 Rooms)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 33
Average Number of Rooms: 200
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Room

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Data Plot and Equation

Fitted Curve Equation: Not Given

R² = ****
Hotel (310)

Average Vehicle Trip Ends vs: Rooms (65 Rooms)
On a: Weekday,
A.M. Peak Hour of Generator

Number of Studies: 34
Average Number of Rooms: 279
Directional Distribution: 54% entering, 46% exiting

<table>
<thead>
<tr>
<th>Trip Generation per Room</th>
<th>Average Rate</th>
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<tbody>
<tr>
<td></td>
<td>0.52</td>
<td>0.16 - 1.42</td>
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</table>

Data Plot and Equation

\[
T = \text{Average Vehicle Trip Ends}
\]

\[
X = \text{Number of Rooms}
\]

Fitted Curve Equation: \( \ln(T) = 0.85 \ln(X) + 0.12 \)

\( R^2 = 0.56 \)
Hotel
(310)

Average Vehicle Trip Ends vs: Rooms
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 35
Average Number of Rooms: 294
Directional Distribution: 58% entering, 42% exiting

Trip Generation per Room

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<tbody>
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<td>0.61</td>
<td>0.20 - 1.23</td>
<td>0.81</td>
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</table>

Data Plot and Equation

Fitted Curve Equation: Not Given

\[ R^2 = **** \]
Aerial View

Wildwood Road
Om Shree Hospitality, LLC

Existing Zoning: AG1
Proposes Zoning: C2

Tax Map Number:
044.04-01-07.00-0000
044.04-01-12.00-0000

Existing lot size: 10 acres
Magisterial District: Catawba

Subject Site

Roanoke Co. Planning
(540) 772-2068
5204 Bemard Dr.
Roanoke VA 24018
Zoning

Wildwood Road
Om Shree Hospitality, LLC

Existing Zoning: AG1
Proposes Zoning: C2

Tax Map Number:
044.04-01-07.00-0000
044.04-01-12.00-0000

Existing lot size: 10 acres
Magisterial District:
Catawba

Subject Site

Roanoke Co. Planning
(540) 772-2068
Future Land Use

Wildwood Road
Om Shree Hospitality, LLC

Existing Zoning: AG1
Proposes Zoning: C2

Tax Map Number:
044.04-01-07.00-0000
044.04-01-12.00-0000

Existing lot size: 10 acres
Magisterial District: Catawba

Subject Site

Roanoke Co. Planning
(540) 772-2068
SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

Sec. 30-54-1. Purpose.

(A) The purpose of this district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. High intensity commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Land uses permitted in this district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development regulations are designed to ensure compatibility with adjoining land uses.

(Ord. No. 042208-16, § 1, 4-22-08, Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Residential Uses

   Accessory Apartment *
   Home Beauty/Barber Salon *
   Home Occupation, Type I *
   Multi-Family Dwelling *
   Two-Family Dwelling *

2. Civic Uses

   Administrative Services
   Clubs
   Cultural Services
   Day Care Center *
Educational Facilities, College/University
Educational Facilities, Primary/Secondary *
Family Day Care Home *
Guidance Services
Park and Ride Facility *
Post Office
Public Assembly
Public Parks and Recreational Areas *
Safety Services *
Utility Services, Minor

3. Office Uses
Financial Institutions *
General Office
Medical Office
Laboratories

4. Commercial Uses
Agricultural Services *
Antique Shops
Automobile Dealership *
Automobile Repair Services, Minor *
Automobile Rental/Leasing
Automobile Parts/Supply, Retail *
Bed and Breakfast *
Boarding House
Business Support Services
Business or Trade Schools *
 Commercial Indoor Entertainment
Commercial Indoor Sports and Recreation
Commercial Outdoor Entertainment
Commercial Outdoor Sports and Recreation
Communications Services
Construction Sales and Services *
Consumer Repair Services
Convenience Store *
Fuel Center *
Funeral Services
Garden Center *
Gasoline Station *
Hospital
Hotel/Motel/Motor Lodge
Kennel, Commercial *
Pawn Shop
Personal Improvement Services
Personal Services
Restaurant, Drive-in or Fast Food *
Restaurant, General
Retail Sales

Studio, Fine Arts

Veterinary Hospital/Clinic

5. Industrial Uses

Recycling Centers and Stations *

6. Miscellaneous Uses

Amateur Radio Tower *

Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Civic Uses

Adult Care Residences

Halfway House

Life Care Facility

Nursing Home

Religious Assembly *

Utility Services, Major *

2. Commercial Uses

Adult Business *

Automobile Repair Services, Major *

Car Wash *

Commercial Indoor Amusement

Dance Hall
Equipment Sales and Rental *
Manufactured Home Sales *
Mini-warehouse *
Outpatient Mental Health and Substance Abuse Center
Recreational Vehicle Sales and Service *
Surplus Sales
Truck Stop *

3. Industrial Uses
Custom Manufacturing *
Industry, Type I
Landfill, Rubble *
Transportation Terminal

4. Miscellaneous Uses
Broadcasting Tower *
Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2, 10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11, Ord. No. 111213-15, § 1, 11-12-13, Ord. No. 062816-4, § 1, 6-28-16)

Sec. 30-54-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;
   a. Area: 1 acre (43,560 square feet).
b. Frontage: 100 feet on a publicly owned and maintained street.

2. Lots served by either public sewer or water, or both:
   a. Area: 15,000 square feet.
   b. Frontage: 75 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
   a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
   b. Accessory structures: Behind the front building line.

2. Side yard: None.

3. Rear yard:
   a. Principal structures: 15 feet.
   b. Accessory structures: 3 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) Maximum height of structures.

1. Height limitations:
   a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.

(D) Maximum coverage.

1. Building coverage: 50 percent of the total lot area.

2. Lot coverage: 90 percent of the total lot area.
(Ord. No. 62293-12, § 10, 6-22-93)
SEC. 30-33. AG-1 AGRICULTURAL/RURAL LOW DENSITY DISTRICT.

Sec. 30-33-1. Purpose.

(A) The AG-1, agricultural/rural low density district consists of land primarily used as farmland, woodlands, and scattered residential development located within the rural service area. Also found in these areas are lands with steep slopes, and groundwater recharge areas. Many of the county's unique natural and scenic resources are also found in this district. The purpose of this district is to encourage these areas to remain in their rural state, and protect sensitive and unique land resources from degradation, consistent with the recommendations of the comprehensive plan for the rural preserve areas. This may be accomplished by maintaining the existing agricultural lands and preventing the encroachment of incompatible land uses, while allowing development to occur at a reasonable density. Non-farm residents should recognize that they are located in an agricultural environment where the right-to-farm has been established as county policy. This district is also intended to minimize the demand for unanticipated public improvements and services, such as public sewer and water, by reducing development densities and discouraging large scale development.

(Ord. No. 042799-11, § 1 f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-33-2. Permitted Uses.

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. Agricultural and Forestry Uses

Agriculture

Agritourism *

Farm Brewery *

Farm Distillery *

Farm Employee Housing *

Farm Winery *

Forestry Operations *

Stable, Commercial *
Stable, Private *
Wayside Stand *

2. **Residential Uses**
   Accessory Apartment *
   Home Beauty/Barber Salon *
   Home Occupation, Type II *
   Manufactured Home *
   Manufactured Home, Accessory *
   Manufactured Home, Emergency *
   Multiple Dog Permit *
   Residential Human Care Facility
   Single-Family Dwelling, Detached

3. **Civic Uses**
   Community Recreation *
   Family Day Care Home *
   Park and Ride Facility *
   Public Parks and Recreational Areas *
   Religious Assembly *
   Safety Services *
   Utility Services, Minor

4. **Commercial Uses**
   Bed and Breakfast *
   Veterinary Hospital/Clinic
5. **Miscellaneous Uses**

   Amateur Radio Tower *
   
   Wind Energy System, Small*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. **Agricultural and Forestry Uses**

   Commercial Feedlots *

2. **Residential Uses**

   Alternative Discharging Sewage Systems *

3. **Civic Uses**

   Camps *
   
   Cemetery *
   
   Day Care Center *
   
   Utility Services, Major *

4. **Commercial Uses**

   Agricultural Services *
   
   Antique Shops *
   
   Bed and Breakfast Inn *
   
   Campgrounds *
   
   Country Inn *
   
   Golf Course *
   
   Kennel, Commercial *
   
   Special Events Facility *
5. *Industrial Uses*

Composting *

Custom Manufacturing *

Landfill, Construction Debris *

Landfill, Sanitary *

Resource Extraction *

6. *Miscellaneous Uses*

Aviation Facilities, Private *

Broadcasting Tower *

Outdoor Gatherings *

Shooting Range, Outdoor *

Wind Energy System, Large*

Wind Energy System, Utility*

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 62293-12, § 8, 6-22-93; Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 42694-12, § 7, 4-26-94; Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 072605-7, § 1, 7-26-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052609-22, § 1, 5-26-09; Ord. No. 030811-1, § 1, 3-8-11; Ord. No. 091311-7, § 1, 9-13-11, Ord. No. 111213-15, § 1, 11-12-13, Ord. No. 062816-4, § 1, 6-28-16, Ord. No. 082818-8, § 1, 8-28-18)

**Sec. 30-33-3. Site Development Regulations.**

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. All lots, regardless of sewer and water provisions:
   a. Area: 1.5 acres (65,340 square feet).
   b. Frontage: 150 feet on a publicly owned and maintained street.
c. Maximum width to depth ratio: 1 to 5 (W to D) on streets in existence prior to the adoption of this ordinance.

(B) Minimum setback requirements.

1. Front yard:
   a. Principal structures: 30 feet.
   b. Accessory structures: Behind the front building line.

2. Side yard:
   a. Principal structures: 20 feet.
   b. Accessory structures: 20 feet behind front building line or 10 feet behind rear building line.

3. Rear yard:
   a. Principal structures: 25 feet.
   b. Accessory structures: 10 feet.

4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

5. Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line.

(C) Maximum height of structures.

1. All structures: 45 feet.

(D) Maximum coverage.

1. Building coverage: 20 percent of the total lot area.

2. Lot coverage: 40 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93, Ord. No. 111213-15, § 1, 11-12-13)
**Core:** A future land use area where high intensity urban development is encouraged. Land uses within core areas may parallel the central business districts of Roanoke, Salem and Vinton. Core areas may also be appropriate for larger-scale highway-oriented retail uses and regionally-based shopping facilities. Due to limited availability, areas designated as Core are not appropriate for tax-exempt facilities.

**Land Use Types:**

- **General Retail Shops and Personal Services** - Planned shopping centers and clustered retail uses are encouraged. These centers should incorporate greenways, bike and pedestrian trails into their designs and link them to surrounding neighborhoods.

- **Office and Institutional Uses** - Planned developments are encouraged.

- **Limited Industrial Uses** - Planned uses in areas designated as economic opportunity areas.

**Land Use Determinants:**

- **EXISTING LAND USE PATTERN** - Locations where commercial uses have been developed or will likely be developed.

- **EXISTING ZONING** - Locations where commercial zoning exists.

- **ACCESS** - Locations served by an arterial street system.

- **POPULATION CENTER** - Locations within close proximity to the projected population concentrations.

- **URBAN SECTOR** - Locations served by urban services.
On Mon, Jul 27, 2020 at 6:49 PM Glen Runions <glenrunions@gmail.com> wrote:

To whom it may concern, as a citizen of Wildwood Rd. I feel that there is a valid reason for not having a high traffic business like a motel where this one would be located. This is a small narrow, and winding road that receives a lot of traffic by vehicles, bicycles, and joggers. I truly feel that this is not the place for yet another motel to be located. A new motel is already being built almost directly across the road which will already add to safety concerns. I also believe that when people are traveling we tend to be a little disoriented and curious when arriving or leaving a motel which furthermore raises the concern of safety on this little country road for myself and others. Therefore I hope that the county will reconsider the rezoning request. Thank you for listening sincerely Glen.

WARNING: This message was sent from outside the Roanoke County email system. DO NOT CLICK any links or downloaded attachments unless you know the content is from a trusted source.
Citizen Comments prior to PCPH

July 22, 2020

- Clarence Stump – Poor Mountain Rd.
  - 380-2650
  - If they run sewer, what about running it up further. I own a house and 3 lots at 2673 Wildwood. I’d like to get sewer up there.
  - Mr. Stump was advised to call the water authority. I explained to him that the developer pays to get sewer to his project. He thought that the County ran the sewer for free.

- Clyde Bones 915-0702
  - Time allowed for public comment
  - 4.4 acres of undisturbed area – does that mean it will stay as is?
  - Can I send in a photograph?
  - Can I come to the meeting to speak? I don’t have a computer or cable tv to watch it.