ROANOKE COUNTY
PLANNING COMMISSION

Mr. Troy Henderson, Chairman	**Catawba District**
Mr. Rick James, Vice-Chairman	**Vinton District**
Mr. Kelly McMurray	**Cave Spring District**
Mr. Jim Woltz	**Windsor Hills District**
Mr. Wayne Bower	**Hollins District**

AGENDA
TUESDAY, MAY 2, 2023
WORK SESSION: 4:00P.M. 1st FLOOR BOARD MEETING ROOM
PUBLIC HEARING: 7:00 P.M. 1st FLOOR BOARD MEETING ROOM

A. Call to Order

B. Approval of Agenda

C. Approval of Minutes: April 18, 2023

D. Consent Agenda: June 6, 2023

1. The petition of Larry and Rhonda Conner to obtain a special use permit to operate a short-term rental on approximately 1.32 acres of land zoned R-1, Low Density Residential District, located at 5859 Bent Mountain Road, Windsor Hills Magisterial District.

2. The petition of Parker Design Group, Inc. to obtain a special use permit for religious assembly on approximately 2.91 acres of land zoned C-2, High Intensity Commercial District, located on Oakland Boulevard between 233 Hershberger Road and 4843 Oakland Boulevard, Hollins Magisterial District.

3. Proposed amendments to the Roanoke County Zoning Ordinance. The proposed amendments would: add a definition for data center, and amend the definitions of multiple dog permit, commercial kennel, and industry, type I in Article II (Definitions and Use Types); add single family dwelling, attached (cluster subdivision option) and single family dwelling, detached (cluster subdivision ordinance) as permitted uses in the AR (Agricultural/Residential) District in Article III (District Regulations); and amend the use and design standards for home occupations, type I and type II, and for single family dwelling, attached and detached (cluster subdivision option), and amend the accessory uses for industrial use types in Article IV (Use and Design Standards).

E. Discussion of Roanoke County 200 Plan

F. Citizens' Comments

G. Comments of the Planning Commissioners and Planning Staff

H. Adjournment for Dinner

EVENING SESSION

I. Call to Order

J. Invocation: Troy Henderson

It is a long-standing tradition of the Roanoke County Planning Commission to offer a prayer or hold a moment of silence prior to conducting public hearings. The goal of this practice is to set the minds of all who are present to a higher purpose and to invite all to reflect upon shared ideals and common ends.

We invite County citizens of all faiths, who desire to lead such a prayer or moment of silence, to please contact the administrative assistant at least two weeks in advance. When no citizen has arranged to lead the invocation, a member of the Planning Commission, in his or her individual capacity, will do so. All who are present may choose whether to stand or otherwise participate.

Disclaimer:

Any invocation that may be offered before the official start of the Commission hearing shall be the voluntary offering of a private citizen. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission and do not necessarily represent the religious beliefs or views of the Commission in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to actively participate in the business of the Commission

K. Pledge of Allegiance

L. Public Hearings

1. The petition of Terio and Lisa Comerose to remove the existing proffered conditions on approximately 14.713 acres of land zoned AVCS, Agricultural/Village Center District with Conditions and Special Use Permit, and AR, Agricultural/Residential District, located at 9651 Bent Mountain Road, 9744 Tinsley Lane, and 9786 Tinsley Lane, Windsor Hills Magisterial District.

2. The petition of Boing US Holdco, Inc., to obtain a special use permit to operate a car wash on approximately 1.97 acres of land zoned C-2, High Intensity Commercial District, and CVOD, Clearbrook Village Overlay District, located at 3434 Buck Mountain Road and 5147 Franklin Road, Cave Spring Magisterial District.

3. The petition of Martie Murphy to obtain a special use permit to operate a car wash on approximately 5.995 acres of land zoned C-2, High Intensity Commercial District, and C-2C, High Intensity Commercial District with conditions, located at 3939 Valley Gateway Boulevard, Vinton Magisterial District.

4. The petition of Hugo Jimenez to rezone approximately 1.24 acres of land from C-1,

Low Intensity Commercial District to I-1, Low Intensity Industrial District, and to obtain a special use permit to operate a construction yard located at 5681 Starkey Road, Cave Spring Magisterial District.

M. Citizens' Comments

N. Comments of Planning Commissioners and Planning Staff

O. Adjournment

ROANOKE COUNTY
PLANNING COMMISSION
MEETING MINUTES
APRIL 18, 2023

Commissioners Present:
Mr. Troy Henderson, Chairman (arrived during the discussion on cluster zoning)
Mr. Rick James, Vice-Chairman
Mr. Wayne Bower
Mr. Kelly McMurray
Mr. Jim Woltz

Staff Present:
Mr. Phillip Thompson, Secretary
Ms. Rachel Lower, Senior Assistant County Attorney
Ms. Rebecca James
Ms. Alyssa Dunbar
Mr. Lionel Cruz-Cruz
Mr. Ross Hammes
Ms. Cecelia Thomas, Recording Secretary

Call to Order
Mr. James called the meeting to order at 6:07 p.m.

Mr. Thompson introduced Megan Baker, Economic Development Director and Karli Foster the new Economic Development Specialist for Roanoke County.

Approval of Agenda
Mr. Bower made a motion to approve the agenda, which passed 4-0.

Approval of Minutes
Mr. McMurray made a motion to approve the minutes from March 23, 2023, which passed 3-0-1 with Mr. Woltz abstaining.

Mr. Woltz made a motion to approve the minutes from April 3, 2023, which passed 4-0.

Discussion of Zoning Ordinance Amendments
Mr. Thompson discussed the topic of cluster zoning and explained the request from the Board of Supervisors to further investigate the subject. Mr. Thompson explained that staff met with Alexander Boone, a local developer to discuss cluster zoning. Mr. Thompson presented the draft of the zoning ordinance amendment of cluster zoning. The Planning Commissioners agreed with the presented draft.

Mr. Thompson explained that they were requested to look into Industry Type 1 and Industry Type 2 definitions. Ms. James explained that she started by looking at the current use types in Roanoke County. Ms. James reviewed the Industry Type 1 and Industry Type 2 definitions of other localities and noted the differences that she would like to add to the Roanoke County definitions.

Mr. Thompson discussed the process of these amendments being brought to the Planning Commission at its June 6, 2023 Public Hearing.

Discussion of Roanoke County 200 Plan

Mr. Hammes presented the summary documents for the Roanoke County 200 Plan. Mr. Thompson reminded the Planning Commission of its previous meetings regarding the plan.

Citizen's Comments

There were no comments.

Comments of Planning Commissioners and Planning Staff

Mr. Thompson questioned if the Planning Commission on May 2 would like to do a site visit or to use the time for a work session to discuss the Roanoke County 200 Plan. Mr. Woltz noted that he will not be present for the May 2 meeting. The Planning Commissioners chose not to do a site visit at their May 2 meeting.

Mr. Woltz noted that he has had many questions regarding the proposed zoning for Bent Mountain. Mr. Thompson discussed the rural village and rural preserve future land use designations to explain the proposed changes.

Ms. Dunbar reviewed her research of creating a list of all of the properties in the County with conditions or proffers.

Ms. Lower discussed the Board of Zoning Appeals case that was held in Circuit Court earlier in the day.

Adjournment

Mr. Henderson adjourned the meeting at 7:36 p.m.

Respectfully Submitted:

_____-

Cecelia Thomas
Recording Secretary, Roanoke County Planning Commission

_____

Philip Thompson
Secretary, Roanoke County Planning Commission

_____-

Troy Henderson
Chairman, Roanoke County Planning Commission

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 3/28/23	Received by: P. James
Application fee: 157.50	PC/BZA date: June 6, 23
Placards issued:	BOS date: June 27, 23
Case Number 9-6/26/23	

ALL APPLICANTS

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

Applicants name/address w/zip
Larry & Rhonda Conner
6185 Bent Mountain Road
Roanoke, VA. 24018

Phone:
Cell #: 540-589-6581
Email: 100krose@msn.com
Contact for Legal Ads Rhonda Conner

Owner's name/address w/zip
same as above

Phone #:
Cell #:
Email:

Property Location
5859 Bent Mountain Road
Roanoke, Va. 24018

Magisterial District: Windsor Hills
Community Planning area: Windsor Hills
Tax Map No.:
Existing Zoning: R-1
Size of parcel(s): Acres: 1.32
Existing Land Use: Single family Residential

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)

Proposed Zoning: R1 S
Proposed Land Use: Short Term Rentals

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☑ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

MAR 28 2023 Community Development

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA	
✓		Consultation
✓		Application
✓		Justification

R/S/W/CP	V/AA	
N/A		8 1/2" x 11" concept plan
N/A		Metes and bounds description
N/A		Water and sewer application

R/S/W/CP	V/AA	
		Application fee
N/A		Proffers, if applicable
✓		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

Rhonda Conner _____ Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Rhonda Conner

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

Current density of population, size/scale of the property and neighborhood would not be effected. Occupants using the property as single family residence would adhere to strict noice restrictions and a no party policy.

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan. The continued use of the property as a single family will remain in place. Short term rentals would follow a pre-screening, and adherance to no party, low noise level restrictions. Neighborhood and its residents will bear no adverse effects, and will resemble long term rentals. Occupants will be encouraged to patronize local businesses through attractions, points of interest and restaurants in area. Property will continue to be maintained and managed by owners.

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 house has sleeping quarters to accomadate up to 8 people. Ample parking is available on upper driveway and lower driveway by garage. Adjoining neighbor on left has been told of our intentions and they have my contact information. I also live 1/2 mile from house and pass by it daily. No impact foreseeable on roads as property has all off street parking.

JUSTIFICATION FOR VARIANCE REQUEST

Applicant _____

The of Zoning Appeals is required by Section 15.2-2309 of the Code of Virginia to consider the following factors before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how the request meets each factor. If additional space is needed, use additional sheets of paper.

1. The variance shall not be contrary to the public interest and shall be in harmony with the intended spirit and purpose of the Zoning Ordinance.

2. The variance will not be of a substantial detriment to the adjacent properties or the character of the district.

3. Evidence supporting claim:

JUSTIFICATION FOR ADMINISTRATIVE APPEAL REQUEST

Applicant _____

Please respond to the following as thoroughly as possible. If additional space is needed, use additional sheets of paper.

1. Reasons for appeal:

2. Evidence supporting claim:

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.

Rhonda Conner
Signature of applicant

3.28.23
Date

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

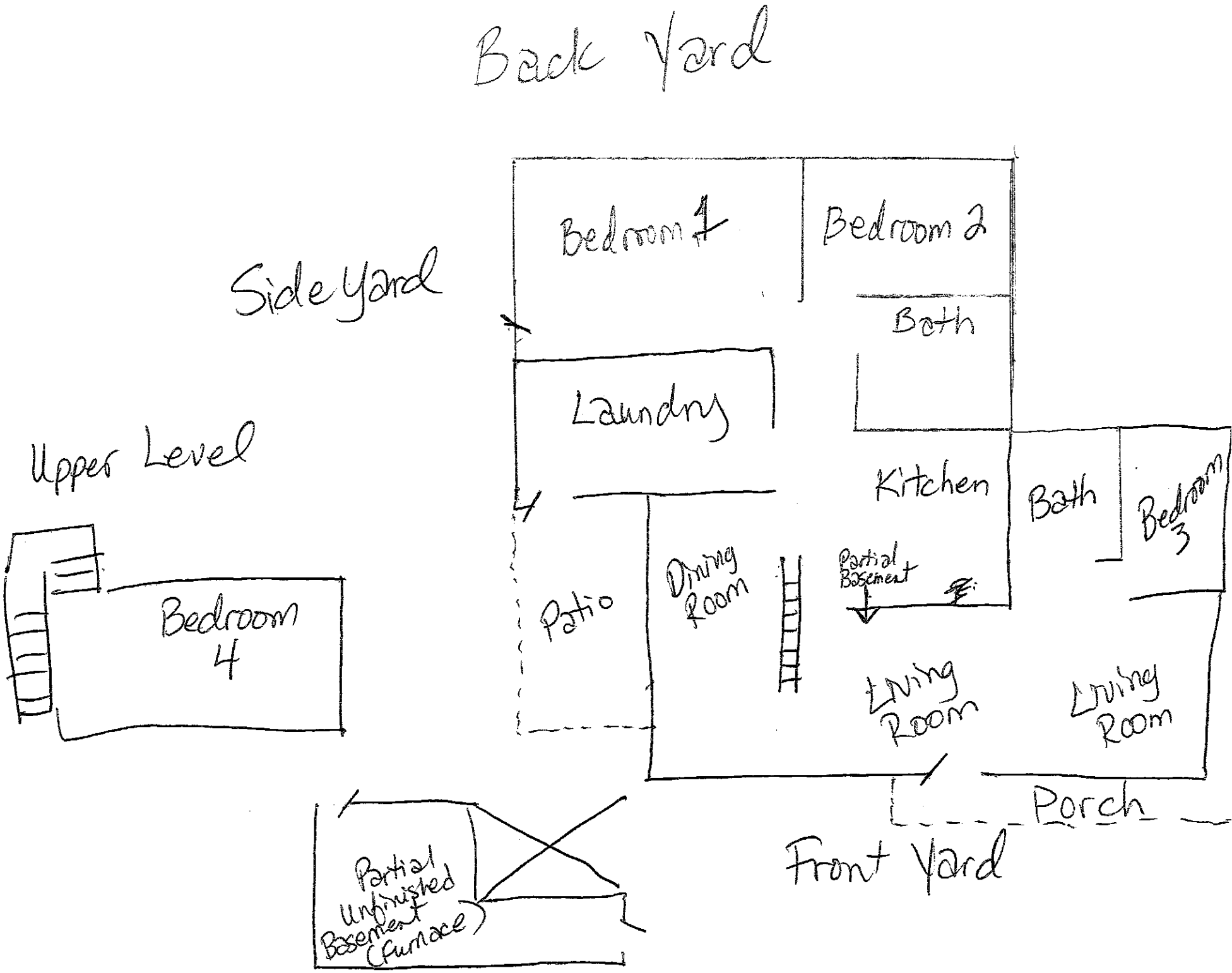
The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study 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

Rhonda Conner
Name of Petition

Rhonda Conner
Petitioner's Signature

3,28,23
Date

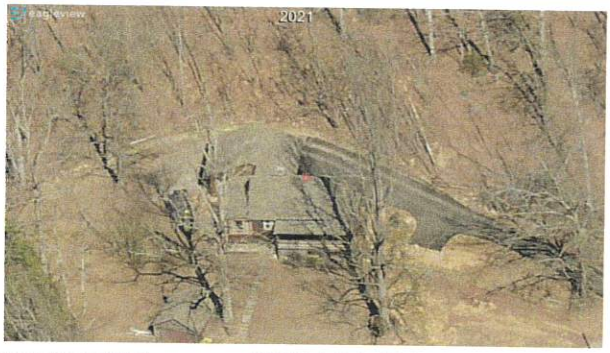

Back Yard
Side Yard
Upper Level
Bedroom 4
Bedroom 1
Bedroom 2
Bath
Laundry
Kitchen
Bath
Bedroom 3
Patio
Dining Room
Partial Basement
Living Room
Living Room
Porch
Front Yard
Partial Unfinished Basement (Furnace)

Tax Parcel Viewer

Search 5859 Bent Mountain Rd, Roanoke

5859 Bent Mountain Rd

3 images:



Tax Parcel ID:	096.01-04-19.00-0000
Launch OneView:	Click Here
Property Report:	Click Here
Demographic & Income Report by Radius:	Click Here
Business Summary Report by Drive Time:	Click Here
Traffic Count Report:	Click Here
Account Number	42737
Card Number	1 of 1
Owner Name:	CONNER LARRY ; CONNER RHONDA
Magisterial District:	Windsor Hills
Neighborhood:	C078-CORNTASSEL/POAGE VALLEY/RAN LYNN
Deeded Acreage:	1.32000 AC
Estimated Acreage:	1.3092 AC
Legal Description:	BACK CREEK
Year Built:	1945
Structure Type:	RANCH WITH BASEMENT

Property | Zoning | Broadband



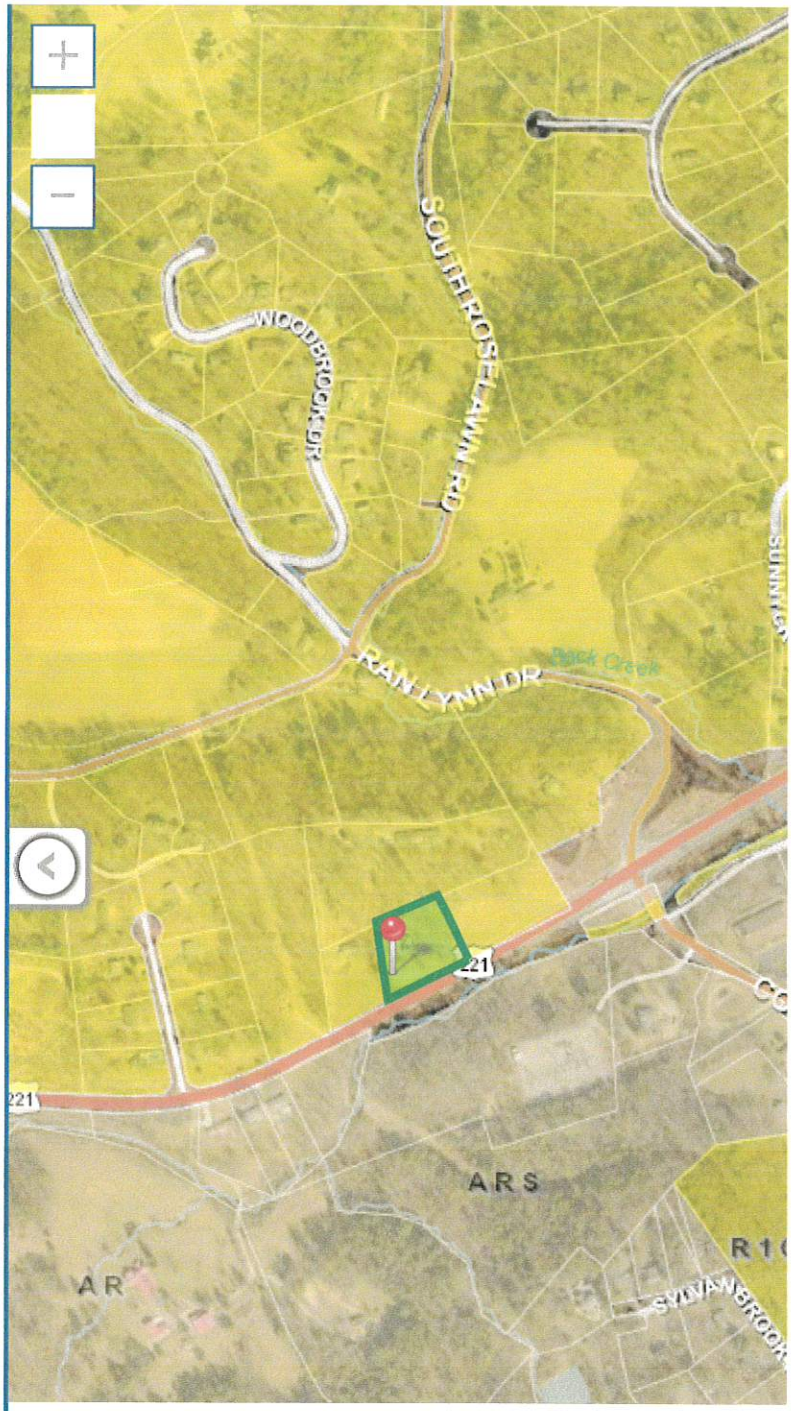
Tax Parcel Viewer

Search 5859 Bent Mountain Rd, Roanoke

5859 Bent Mountain Rd

Split Zoning: No

Zoning Code: R1
Description: County-R1



Property | Zoning | Broadband









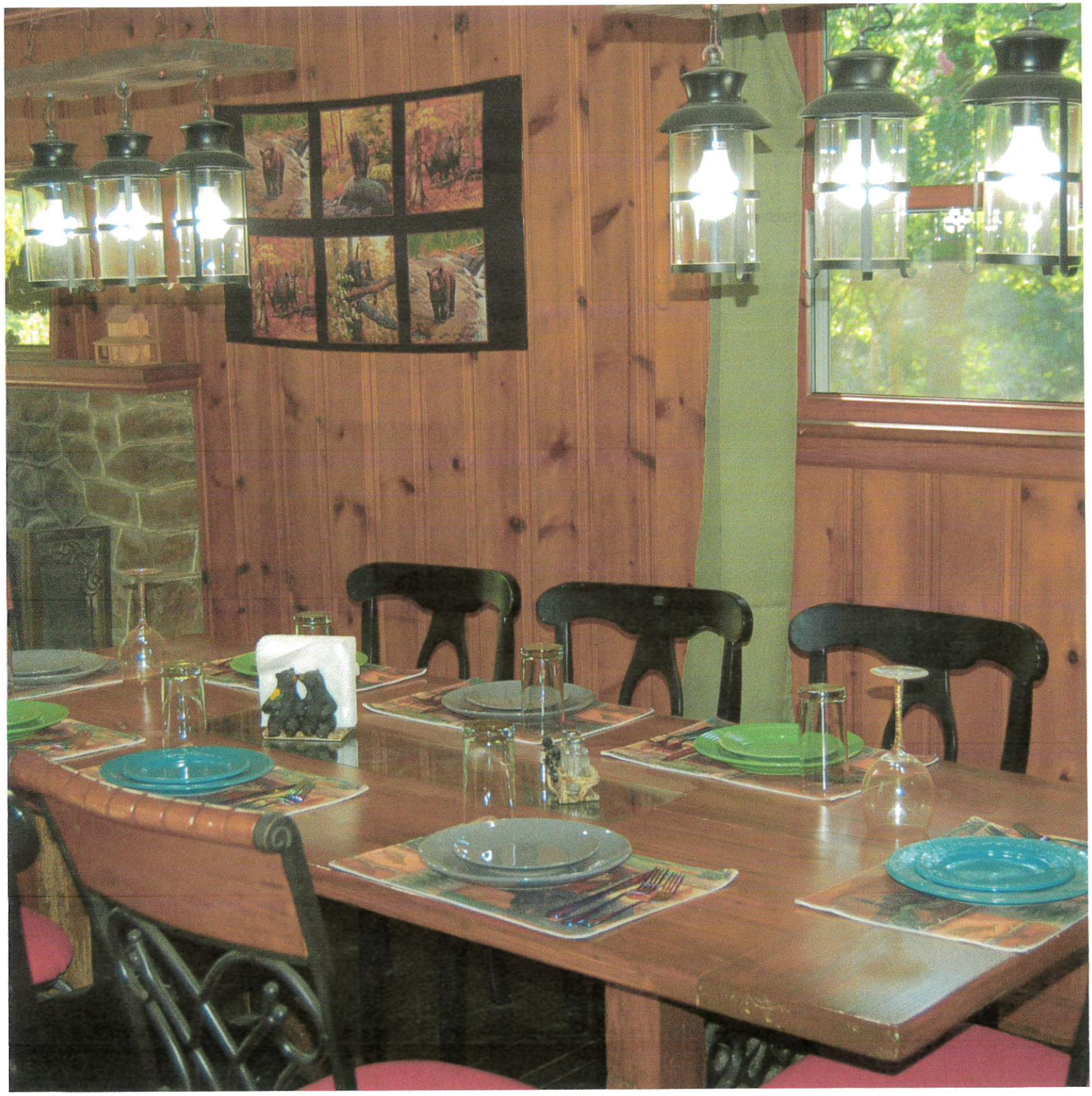





LIVE
LIKE SOMEONE
LEFT
THE GATE
OPEN





















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★ 4.93 · 30 reviews

Search reviews

Accuracy	4.9
Communication	5.0
Location	4.7
Check-in	5.0
Value	4.6

Andrew
March 2023

Great place! Have stayed there multiple times.

Response from Rhonda
March 2023

Always welcome back.

Maribell
January 2023

Enjoyed this cabin so much with our family. The location was perfect. Located in a quiet area, to get that cabin feel but close to the city and different adventures. The house was clean and cozy had everything we needed. Rhonda was a wonder hostess and was easy to communicate with. We will be back soon.

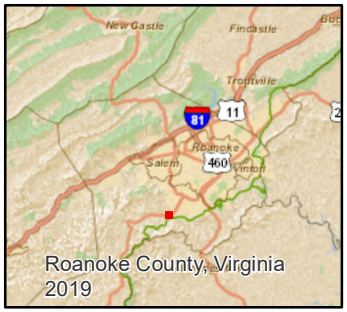
Response from Rhonda
January 2023

So happy to hear everyone had a great time at the cabin. Looking forward to hosting you again.

Amanda
December 2022

A perfect place to stay for Christmas! My family loved it and felt right at home!

Response from Rhonda



Aerial Map

Larry and Ronda Conner

5859 Bent Mountain Rd.
096.01-04-19.00-0000

Lot Size: 1.32 acres

Current Zoning: R-1
Proposes Zoning: R-1S

Proposed SUP for Short-Term Rental

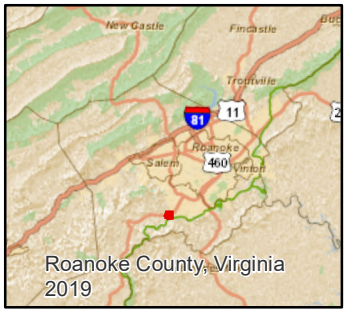
Magisterial District: Windsor Hills

Subject Site

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

Feet
0 35 70 140
Date: 4/19/2023 1:1,128

Roanoke County, Va 2022, Roanoke County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Zoning Map

Larry and Ronda Conner

5859 Bent Mountain Rd.
096.01-04-19.00-0000

Lot Size: 1.32 acres

Current Zoning: R-1
Proposes Zoning: R-1S

Proposed SUP for Short-Term Rental

Magisterial District: Windsor Hills

Zoning

- AR
- R1

Subject Site

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

Feet
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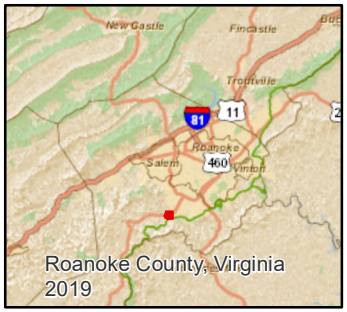
Date: 4/19/2023 1:2,257



FLU Map

Larry and Ronda Conner

5859 Bent Mountain Rd.
096.01-04-19.00-0000

Lot Size: 1.32 acres

Current Zoning: R-1
Proposes Zoning: R-1S

Proposed SUP for Short-Term Rental

Magisterial District: Windsor Hills

Future Land Use

Development

Subject Site

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

Feet
0 70 140 280
Date: 4/19/2023 1:2,257

Roanoke County, Virginia 2019

Application Requirements

Consultation with the County Planning staff to review the feasibility of the proposal and to obtain recommended procedures and technical assistance. Applicant is encouraged to contact adjoining property owners to inform them of the proposal.

Application must be legible and signed by property owner, contract purchaser, or owner's agent.

Justification stating in general terms the change in use of the property, the effect of the changes on the surrounding area, the reasons for the request, the consistency of the request with the Community Plan, and the consistency of the request with the general purposes of the Zoning Ordinance and the purpose stated at the beginning of the applicable district regulations.

Concept Plan of the proposed project and the ***concept plan checklist*** must be submitted with the applications. Plan must be 8.5" x 11".

Metes and bounds description must accompany rezoning application.

Water and sewer application and planimetric maps must accompany rezoning and special use permit application, if applicable.

List of adjoining property owners including owner's names, addresses (mailing address including zip code) and tax map numbers of all adjoining properties and those directly across any public right-of-way must accompany application, including those in adjacent jurisdictions. Refer to tax records in the County Assessor's office.

Application fees must accompany application and are as follows:

Rezoning – Agri/Single/Two	$415	+ $20/acre or portion thereof
Rezoning – Multi-family	$860	+ $25/acre or portion thereof
Rezoning – Industrial	$840	+ $30/acre or portion thereof
Rezoning – Commercial	$945	+ $32/acre or portion thereof
Land Use Plan Amendment	$710	
Special Use B Landfill	$1,875	
Special Use B Other	$150	
Variance	$190	
Waiver	$190	
Administrative Appeal	$275	
Technology Fee	5% fee on all permit issuing fees	

In addition, the applicant must pay ***legal advertisement fees***. Staff will prepare ad for the applicant and deliver ad to The Roanoke Times. The applicant will be billed by The Roanoke Times for the ad. Please include email and phone number

Public Hearing Notices must be posted at clearly visible locations along the street frontage or property lines of the subject property. Notices will be issued by Planning & Zoning following receipt of the completed application.

For further information or assistance, please contact:

Department of Planning
5204 Bernard Drive, SW P O Box 29800
Roanoke, VA 24018-0798
Phone (540) 772-2068 - Fax (540)776-7155
E-Mail: planning@roanokecountyva.gov

All required items must be submitted before the application deadline.

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received:	Received by:
Application fee:	PC/BZA date:
Placards issued:	BOS date:
Case Number	

ALL APPLICANTS

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

Applicants name/address w/zip
Parker Design Group, Inc.
Jack Ellinwood, LA
2122 Carolina Avenue
Roanoke, Virginina 24014

Phone: 540-387-1153
Cell #: 540-588-3311
Email: jellinwood@parkerdg.com
Contact for Legal Ads Jack Ellinwood, LA

Owner's name/address w/zip
Chua Phat Son - Buddha Mountain Center
C.O. Pham Duc
5535 Florist Road
Roanoke, Virginia 24012

Phone #: 540-999-5353
Cell #: 757-305-7498
Email: thichchucdo@gmail.com

Property Location
0 Oakland Boulevard
Roanoke, Virginia 24012

Magisterial District: Hollins

Community Planning area: Peters Creek

Tax Map No.: 038.15-01-06.01-0000

Existing Zoning: C2

Size of parcel(s): Acres: 2.63 Acres

Existing Land Use: Vacant

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: C2S
Proposed Land Use: Religious Assembly

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☑ No □ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE**.

R/S/W/CP	V/AA	
✓		Consultation
✓		Application
✓		Justification

R/S/W/CP	V/AA	
✓		8 1/2" x 11" concept plan
N\A		Metes and bounds description
✓		Water and sewer application

R/S/W/CP	V/AA	
✓		Application fee
N\A		Proffers, if applicable
✓		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

Jack Ellinwood agent
_____ Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Parker Design Group, Inc. - Jack Ellinwood L.A.

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

The subject tract of land has been vacant for 40 years (+\-). The purchase of property for development of a new Buddhist Temple, will provide for a needed civic use which will meet the needs of the growing Buddhist community in Roanoke and surrounding areas. This site will replace the existing temple location on Florist Road which has limited the expansion potential of facilities over the long-term. The development of this property as a temple meets the Religious Assembly, *Article IV - Use and Design Standards,* found in the zoning ordinance. Although the property is zoned for commercial development, the unusual shape of the tract has likely resulted in the continuing vacancy. Lack of adequate space to accommodate higher intensity use types and associated supporting amenities including parking, vehicle maneuvering and building footprint are likely a few of the reasons.

A new Buddhist Temple will provide an attractive and harmonious transition within the neighborhood. The development of the grounds will concentrate on integration of landscaping and manicured grounds conducive to the Buddhist belief of natural beauty inspiring meditative practices. The treatment of runoff will be handled on site in a natural manner that adds to the enhancement of wildlife habitat and groundwater recharge. The temple use will not create undue burdens on the existing transportation or utility infrastructure as there are no regimented service schedules as typical with other religious facilities. Members come and go on their own scheduled to reflect and mediate. There are two celebrations held during the year that the are organized for all members to attend. The grounds and facilities are also open to anyone seeking a quiet escape and community use is encouraged and welcomed. Temple members are also active through community service and to others in need.

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

Although the proposed use is within the C2 - High Intensity Commercial District, the allowance of the proposed Religious Assembly by SUP conforms to the Community Plan by allowing a long vacant and unused parcel of land to form a transitional buffer between adjacent commercial uses and medium density residential uses to the east and the Friendship Manor Apartment Village campus to the west. The existing adjacent commercial businesses are not used as high intensity commercial facilities and are typical of service type small businesses, including daycare, telecommunications warehousing \ office, and safety and compliance office space. The proposed Buddhist temple will fit into the surrounding community by offering nonindustrial architectural styles more compatible with the adjacent business facilities and surrounding residential uses.

Overall, the proposed development of a Buddhist temple in a High Intensity Commercial District is consistent with the Roanoke County Community Plan's recognition of the need for flexibility in land use, its emphasis on economic development, and its commitment to protecting the environment. While a Buddhist temple may not generate as much tax revenue as a commercial development, it could provide intangible benefits to the community, such as promoting cultural diversity and providing a peaceful space for reflection and contemplation. For example, the Buddhist temple will attract visitors from outside the area, which will generate economic activity in the form of tourism and spending at local businesses.

The proposed development of a Buddhist temple could help to meet the needs of the community and add to the cultural diversity of 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 request for Religious Assembly use at this location will not significantly impact public facilities as the temple use will be limited to the occasional gathering of temple members. Membership in the temple will be from the surrounding regional area and will likely not exceed 160 congregants. Traffic generation at the property will be very low compared to high intensity commercial or residential uses which will help limit impact to road infrastructure. This facility is very compatible with adjacent businesses and property uses and will use building materials more typically seen in residential areas. Water and sewer use will be low volume and will not tax existing infrastructures. The temple will not negatively impact emergency services as adequate access to the facility will developed and fire suppression designs will meet the requirements of the Fire marshal's office. The proposed development of a Buddhist temple could help to meet the needs of the community and add to the cultural diversity of the area.

Pages 4 and 5 following were omitted from application -- not applicable

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
- N\A 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.

Jack Elmwood
Signature of applicant

April 10, 2023
Date

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.

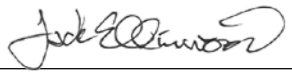
POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

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

CHUA PHAT SON - BUDDHA MOUNTAIN TEMPLE

Name of Petition



Petitioner's Signature

APRIL 10, 2023

Date

SITE TABULATION

PROPERTY OWNER: PHAM DUC
PROPERTY ADDRESS: 0 OAKLAND BLVD
PARCELS: 038.15-01-06.01-0000 & 038.15-07.01-0000 (TO BE COMBINED)
PROPERTY ZONING: C2 - HIGH INTENSITY COMMERCIAL (AIRPORT & FLOODPLAIN OVERLAYS)
EXISTING USE: VACANT
PROPOSED USE: RELIGIOUS ASSEMBLY (PHASED DEVELOPMENT BUILD-OUT)
SITE AREA: 2.91 ACRES (2.63 + 0.28 TO BE COMBINED)
BUILDING SIZE: 7,400 SF (+/-)

MINIMUM LOT AREA: 15,000 SF
MINIMUM FRONTAGE: 75 FT
MINIMUM FRONT YARD: 30 FT
MINIMUM SIDE YARD: NONE
MINIMUM REAR YARD: PRINCIPLE - 15 FT & ACCESSORY - 3 FT

MAXIMUM BUILDING HEIGHT: UNLIMITED
MAXIMUM BUILDING COVERAGE: 50% OF THE TOTAL LOT AREA
MAXIMUM LOT COVERAGE: 90% OF THE TOTAL LOT AREA

PARKING REQUIRED: 1 SPACE FOR EVERY 4 SEATS = 160 \ 4 = 40 SPACES (BUILD-OUT)
PARKING PROVIDED: 73 (AT BUILD-OUT)
ADA PARKING REQUIRED: 3 (AT BUILD-OUT)

SCREENING AND BUFFER YARDS:
REQUIRED - TYPE B BUFFER YARD ADJACENT R3 DISTRICT
PROVIDED - PROPOSE TO UTILIZE EXISTING TREE COVERAGE

STREET SIDE PLANTING IS REQUIRED PER ZONING SEC. 30-92-6(B)

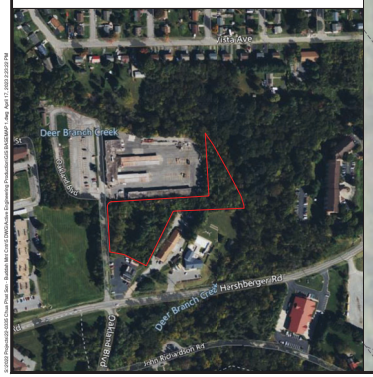
INTERIOR PARKING LOT LANDSCAPING IS REQUIRED PER ZONING SEC. 30-92-6(C)

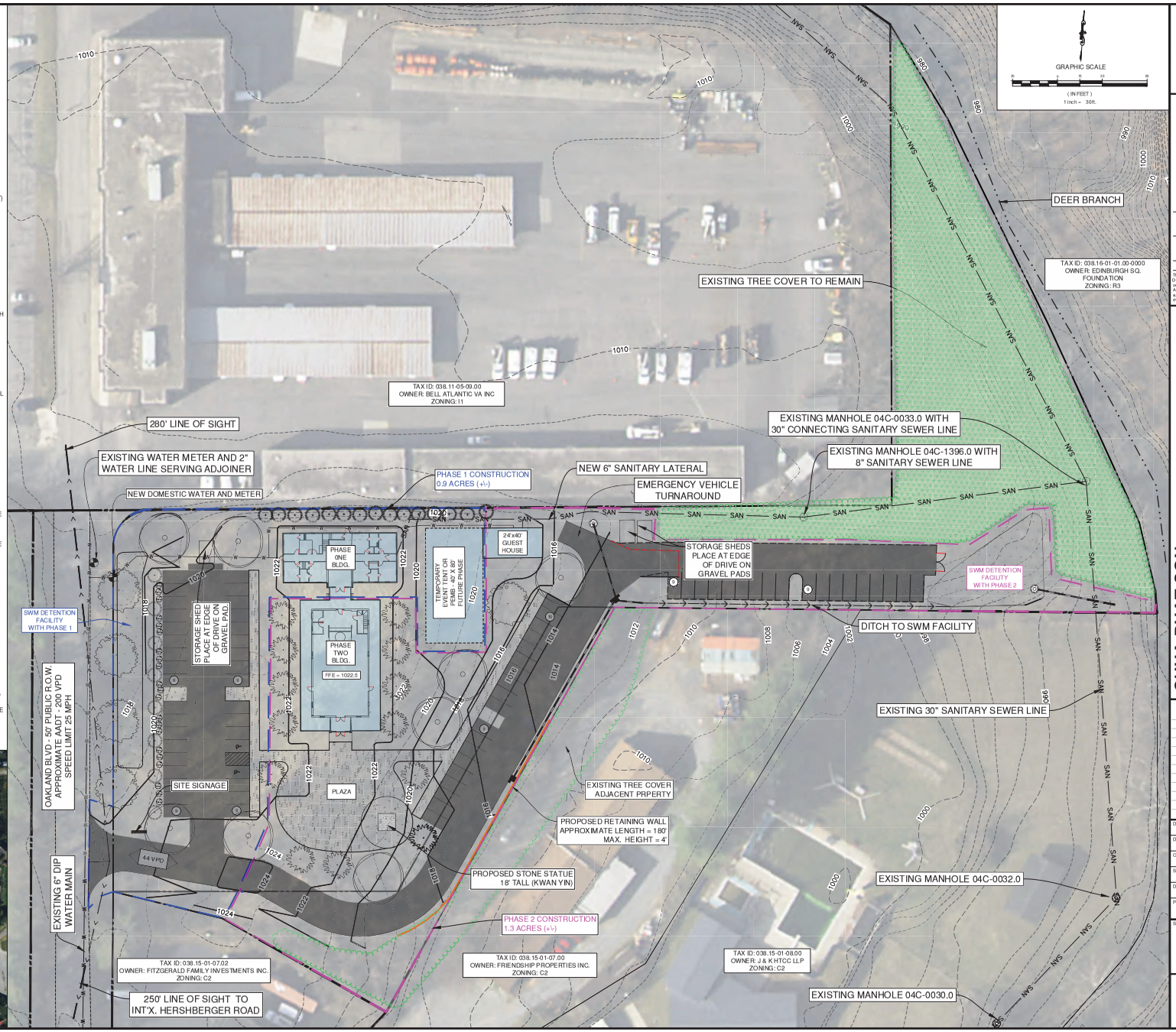
SIGNS PERMITTED PER ZONING SEC. 30-93 (SEPARATE PERMIT REQUIRED)

SITE LIGHTING WILL BE FOR SECURITY AND GENERAL LANDSCAPE PURPOSES WHICH WILL CONFORM TO ZONING SECTION 30-94.

CONCEPT DEVELOPMENT NOTES

1. PHASED DEVELOPMENT SHOWN IS APPROXIMATE. PHASE 1 WILL INCLUDE INITIAL SMALL TEMPLE BUILDING WITH MONKS QUARTERS, UTILITY CONNECTIONS, NEW SITE ACCESS AND MAXIMUM OF 36 PARKING SPACES. PHASE 1 DEVELOPMENT AREA IS APPROXIMATELY 0.9 ACRES. PHASE TWO WILL INCLUDE NEW TEMPLE BUILDING, ADDITIONAL PARKING AREA, UTILITIES, AND POSSIBLE KITCHEN ADDITION. PHASE 2 DEVELOPMENT AREA IS APPROXIMATELY 1.3 ACRES.
2. MONKS WILL HAVE PERMANENT HOUSING IN THE PHASE ONE BUILDING.
3. THE BASE BOUNDARY INFORMATION SHOWN HEREON IS FROM A PLAT OF SURVEY PERFORMED BY PARKER DESIGN GROUP, DATED 10-18-2022. AERIAL IMAGERY AND ELEVATION CONTOURS SHOWN ARE FROM THE VIRGINIA GEOGRAPHIC INFORMATION NETWORK (VGIN) AND DOES NOT REPRESENT FIELD VERIFIED SURVEY DATA.
4. ALL ZONING CODE REQUIREMENTS FOR PLANNED USE WILL CONFORM TO CURRENT ROANOKE COUNTY DEVELOPMENT REGULATIONS.
5. DISTURBED LIMIT OF CONSTRUCTION GREATER THAN 10,000 S.F. WILL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN COMPLYING WITH APPLICABLE MS-19 REQUIREMENTS.
6. IN ACCORDANCE WITH THE DEQ, CONSTRUCTION GENERAL PERMIT COVERAGE WILL BE REQUIRED FOR STORMWATER EXITING THE SITE IF GRADED AREA EXCEEDS 1.0 ACRE.
7. STORM DRAINAGE CONDITIONS WILL BE COLLECTED AND DISCHARGED TO DETENTION FACILITIES. A STORMWATER MANAGEMENT PLAN WILL BE REQUIRED IN ACCORDANCE WITH ALL APPLICABLE CODES THAT SHOW COMPLIANCE WITH QUANTITY AND QUALITY REGULATIONS, INCLUDING CHANNEL AND FLOOD PROTECTION.
8. WATER AND SEWER CONNECTIONS WILL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WESTERN VIRGINIA WATER AUTHORITY. ADDITIONAL ONSITE FIRE LINES WILL BE INSTALLED AS DIRECTED BY THE FIRE MARSHAL'S OFFICE DURING SITE PLAN REVIEW.
9. COMMERCIAL SITE ENTRANCE FROM THE PUBLIC R.O.W. MUST MEET ALL APPLICABLE STANDARDS INCLUDING INTERSECTION SIGHT DISTANCE AND CORNER CLEARANCE.
10. AVERAGE DAILY SITE TRAFFIC BASED ON ITE TRIP GENERATION MANUAL FOR SYNAGOGUE LAND USE - 561. 160 MAXIMUM MEMBER FAMILIES ARE EXPECTED AND A DAILY TRIP RATE OF 0.27 PER MEMBER = 44 VPD (ONE SERVICE PER WEEK). THE ENTRANCE QUALIFIES AS A LOW VOLUME COMMERCIAL ENTRANCE UNDER VDOT REGULATIONS.





parker DESIGN GROUP
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
2122 Carolina Ave, SW
Roanoke, VA 24014
Ph: 540-387-1153
1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947
www.parkerdg.com

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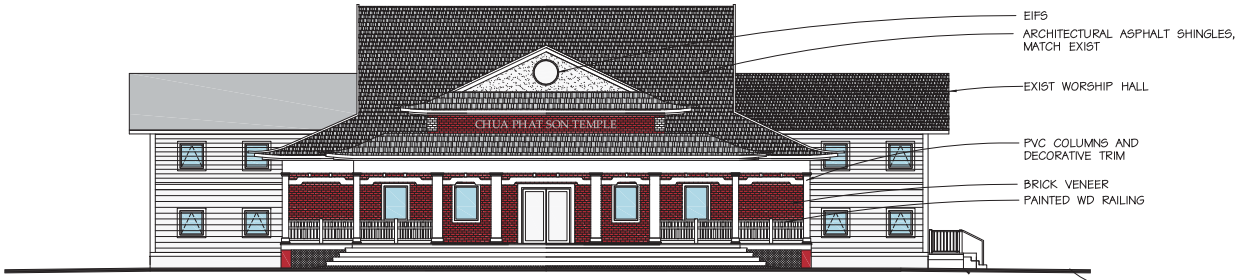
CHUA PHAT SON BUDDHA MOUNTAIN CENTER

0 OAKLAND BLVD
ROANOKE COUNTY, VIRGINIA

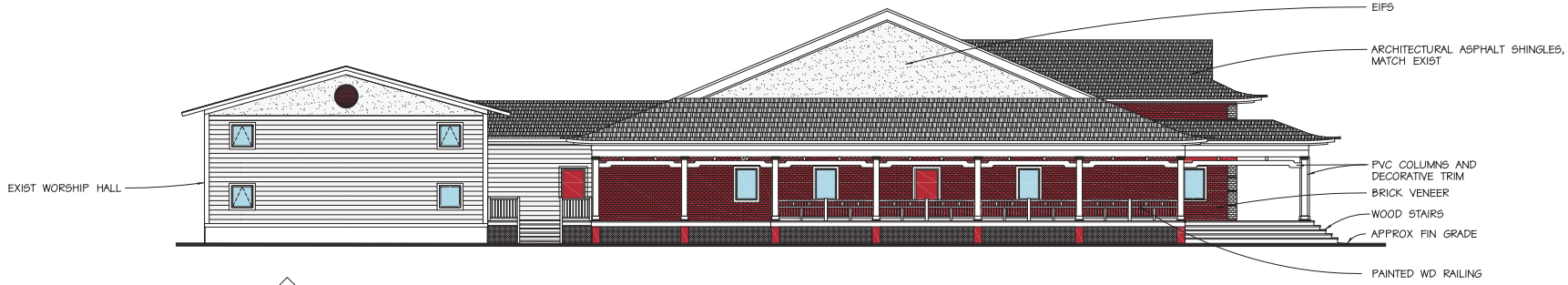
REVISIONS

DESIGNED BY:	JDE
DRAWN BY:	JDE & KBM
CHECKED BY:	JDE
SCALE:	1" = 30'
DATE:	APRIL 14, 2023
PROJECT NUMBER:	22-0335
SHEET TITLE:	CONCEPTUAL LAYOUT

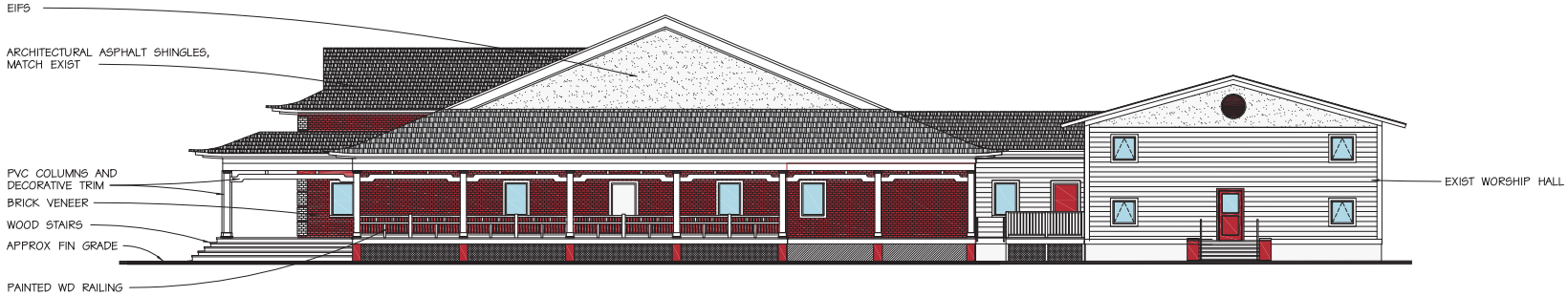
C01
01 OF 01



A A1.1 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"



B A1.1 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"



C A1.1 A2.1 EXTERIOR ELEVATION
1/8" = 1'-0"

PROGRESS PRINT
04-04-23

SYM	DESCRIPTION	DATE

PROJECT NO 22095
DATE 4 APR 2023

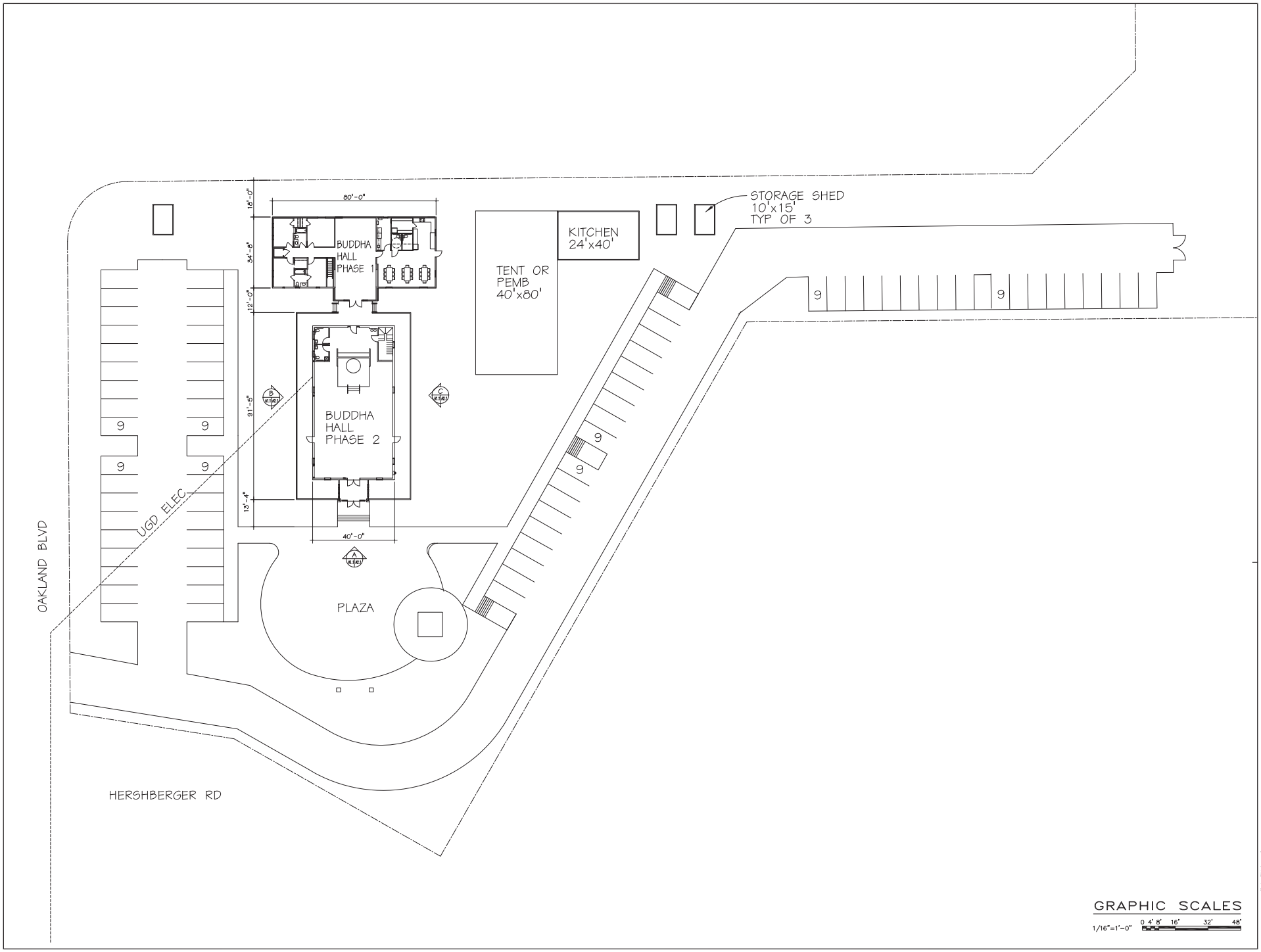
CHUA PHAT SON - BUDDHA MOUNTAIN CENTER
HERSHBERGER RD AND OAKLAND BLVD ROANOKE COUNTY, VIRGINIA
SHEET TITLE EXTERIOR ELEVATIONS

LEMOLE ARCHITECTS
2669 PRODUCTION RD
SUITE 102
VIRGINIA BEACH VIRGINIA 23454
757-228-2620
SRLEMOLE@GMAIL.COM

SHEET NUMBER
A-2.1
XX OF 13



PHIOTOGRAPH OF KWAN YIN STATUTE TO BE RELOCATED FROM FLORIST ROAD TEMPLE TO NEW SITE. STATUE HEIGHT IS APPROXIMATELY 18 FEET.



PROGRESS PRINT
04-04-23

SYM	DESCRIPTION	DATE

PROJECT NO 22095
DATE 4 APR 2023

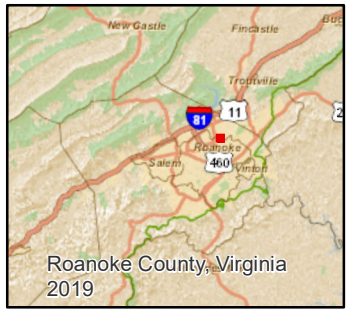
CHUA PHAT SON - BUDDHA MOUNTAIN CENTER

HERSHBERGER RD AND OAKLAND BLVD ROANOKE COUNTY, VIRGINIA

SHEET TITLE ARCHITECTURAL PLAN

LEMOLE ARCHITECTS
2669 PRODUCTION RD
SUITE 102
VIRGINIA BEACH VIRGINIA 23454
757-226-2620
SRLEMOLE@GMAIL.COM

SHEET NUMBER
A-1.1
XX OF 13



Aerial Map



Jurisdictions

Disclaimer: It is understood that the data displayed through this application is subject to constant change and that its accuracy cannot be guaranteed. The maps have been created from information provided by various government and private sources at various levels of accuracy. The data is provided to you as is; with no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided herein. It is the responsibility of the user of the data to be aware of the data's limitations and to utilize the data in an appropriate manner.

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Feet
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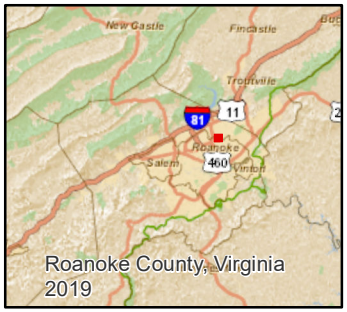
Date: 4/18/2023 1:2,257



Flood Map

Floodway

Not in Flood Plain

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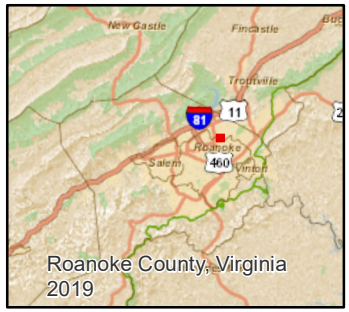
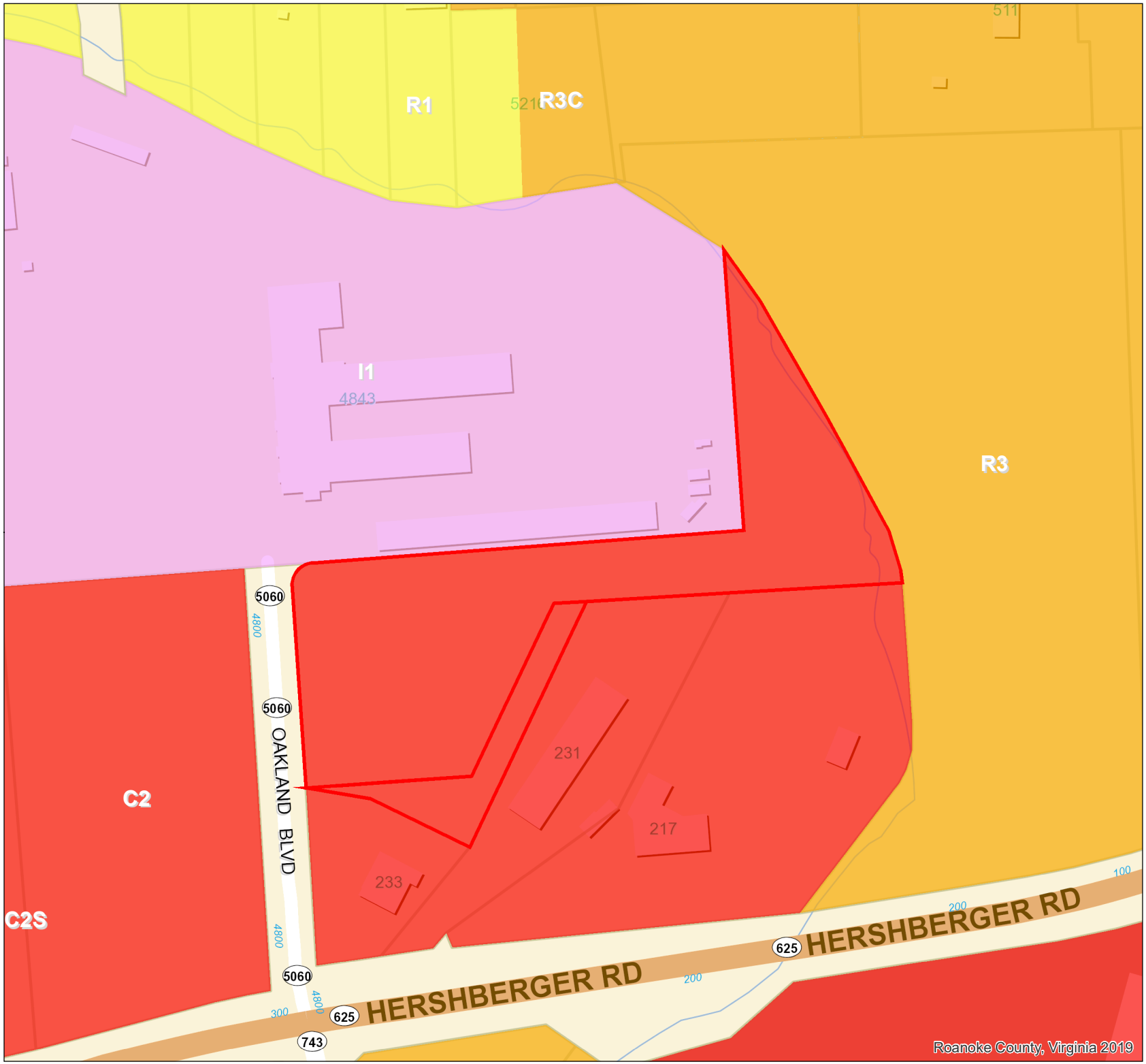


Zoning Map



Zoning

- C2
- I1
- R1
- R3

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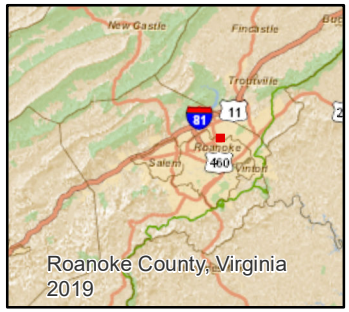
Date: 4/18/2023 1:2,257



FLU Map

Future Land Use

- Neighborhood Conservation
- Transition

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Date: 4/18/2023 1:2,257

ARTICLE II – DEFINITIONS AND USE TYPES

SEC. 30-28. DEFINITIONS.

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

SEC. 30-29. USE TYPES; GENERALLY.

Sec. 30-29-2. Residential Use Types.

Multiple dog permit: The keeping, ~~breeding,~~ raising, showing or training of four (4) or more dogs over four (4) months of age for personal enjoyment of the owner or occupants of the property. ~~and for which commercial gain is not the primary objective.~~

Sec. 30-29-5. Commercial Use Types.

Kennel, commercial: The boarding, breeding, raising, grooming or training of two (2) or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises~~, and/or~~ for commercial gain.

Sec. 30-29-6. Industrial Use Types.

Industry, Type I: Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials. Included would be assembly electrical appliance and components, energy, biotechnology, data centers, bottling and printing plants, and the manufacturing of paint, oils, pharmaceuticals, cosmetics, bakery goods, dairy products, perfumes, fruit, vegetable, food and tobacco products, solvents and other chemical production of items made of stone, glass, metal or concrete. This definition includes the further processing of meat products and the manufacturing, compounding, processing, packing or treatment of articles (of sizes less than four hundred (400) cubic feet) of merchandise of raw, secondary or partially completed materials.

ARTICLE III – DISTRICT REGULATIONS

SEC. 30-34. AR AGRICULTURAL/RESIDENTIAL DISTRICT.

Sec. 30-34-2. 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.

2. *Residential Uses*

Single Family Dwelling, Attached (Cluster Subdivision Option) *

Single Family Dwelling, Detached (Cluster Subdivision Option) *

ARTICLE IV – USE AND DESIGN STANDARDS

SEC. 30-82. RESIDENTIAL USES.

Sec. 30-82-3. Home Occupations, Type I and Type II.

(B) General Standards:

11. Pet breeding may be allowed as a home occupation. It shall be limited to the selling of no more than twenty (20) dogs, cats or other household pets per year. The animals shall be owned by the permanent residents of the dwelling. Any animals associated with this permitted home occupation must be housed indoors.

12. All home occupations shall be required to obtain a Roanoke County Business License from the Commissioner of the Revenue.

Sec. 30-82-13.1. Single Family Dwelling, Attached and Detached (Cluster Subdivision Option).

(B) Applicability.

1. Cluster subdivisions proposed in accordance with the standards contained herein shall be a permitted use by-right in AR, R-1, R-2, R-3 and R-4 zoning districts, except that cluster subdivisions shall not be permitted within planned residential subdivisions as defined in section 30-28 of the county zoning ordinance.

(C) General standards.

1. Minimum tract size of the cluster subdivision: ~~Ten (10)~~ Five (5) acres.

4. Allowable density and minimum public street frontage requirements shall be based on the amount of minimum open space provided as outlined in the table below. ~~: Five and one-half (5.5) dwelling units per acre.~~

Minimum Open Space	25% of the gross acreage of the tract	30% of the gross acreage of the tract	35% of the gross acreage of the tract	40% of the gross acreage of the tract	45% of the gross acreage of the tract
Minimum Public Street Frontage	50 feet	45 feet	40 feet	35 feet	30 feet
Allowable Density	5.0 units per acre	5.5 units per acre	6.0 units per acre	6.5 units per acre	7.0 units per acre

(D) ~~Minimum l~~Lot~~,~~ and setback ~~and frontage~~ requirements.

1. There shall be no minimum lot area or setback requirements, however, the normal front, rear~~, and~~ or side yard setback requirements must be maintained adjacent to any lot, or portion thereof, or existing public street right of way not within the proposed cluster development.

2. ~~Minimum public street frontage: Forty-eight (48) feet~~ Lots shall front on a publicly owned and maintained street except as modified by section 30-82-13.1(F).

(E) Open space and conservation area requirements.

1. Minimum open space: ~~Forty-five (45)~~ Twenty-five (25) percent of the gross acreage of the tract. ~~If the gross acreage of the tract is comprised of conservation areas equaling or exceeding fifty (50) percent, no more than fifty (50) percent of the open space and conservation areas shall be required to be conserved.~~

4. A sidewalk, greenway or trail ~~shall~~ may be provided to and through the provided open space or conservation areas except for the following areas:

   a. Environmentally sensitive areas that may include locations of species listed as endangered, threatened or of special concern; historic structures and sites; delineated wetlands or riparian zones outside the FEMA study area;

   b. Unsafe areas including but not limited to sink holes, cliffs and areas prone to rock slides; and

   c. Other areas if approved by the zoning administrator.

   The location of any such trail shall be clearly marked, and the trail shall be constructed of a surface material that is appropriate to the terrain, and distinguishable to the user.

~~6.~~ ~~If required open space is located within a mapped greenway corridor, as depicted on the Greenway Conceptual Plan, as amended, at the time of submittal of the preliminary plat, then a greenway easement shall be dedicated to the County or their designated agent. The Zoning Administrator, in consultation with the Roanoke Valley Greenway Commission, shall determine the exact location and dimensions of the easement to be dedicated.~~

~~7~~6. Historic structures or sites may be included in open space or conservation areas. ~~A plan shall be submitted detailing how the historic structure or site will be preserved and maintained in perpetuity.~~

~~8~~7. No building, building addition, structure, stormwater management area, street, driveway, parking area or any other type of physical land improvement shall be located within a required conservation area. Notwithstanding the above, gazebos, benches, or other sitting areas and trails may be developed in, and historic structures may be located within, conservation areas.

~~9~~8. During the site review process, the Zoning Administrator shall consider the appropriateness of open space and conservation area configuration in terms of such factors as location, size, shape and topographic characteristics.

SEC. 30-88. ACCESSORY USES AND STRUCTURES.

Sec. 30-88-6. Accessory Uses: Industrial Use Types.

(A) Industrial use types may include the following accessory uses, activities or structures on the same site or lot:

5. Incidental retail sale of goods associated with the industrial use type, provided the square footage does not exceed ten (10) percent of the gross floor area~~. or three thousand (3,000) square feet, whichever is less.~~

~~7. Other uses and activities necessarily and customarily associated with purpose and function of industrial use types, as determined by the administrator.~~

~~8~~7. Construction office or trailer associated with active construction on a site. A construction office or trailer shall be removed from an active construction site within 30 days of issuance of the final certificate of occupancy for the project.

~~9~~8. Micro wind energy systems that project no more than fifteen (15) feet above the highest point on the structure and complies with the height requirement of the zoning district.

9. Additional accessory uses not listed above in a building with a permitted principal use and occupying not more than twenty (20) percent total of the floor area of such building.

ROANOKE COUNTY

PLANNING
5204 Bernard Drive, Second Floor, P.O. Box 29800
Roanoke, Virginia 24018-0798
TEL: (540) 772-2068
FAX: (540) 776-7155

Philip Thompson,
DIRECTOR OF PLANNING

PLANNING
TRANSPORTATION
ZONING

Memorandum

TO: Planning Commission

FROM: Philip Thompson, AICP
Director of Planning

DATE: April 27, 2023

SUBJECT: ***Roanoke County 200 Plan***

At the Planning Commission's May 2nd meeting, staff will review with the Commission the comments (attached) received on the Roanoke County 200 Plan.

If you have any questions, please contact me by phone at (540) 772-2029 or by email at pthompson@roanokecountyva.gov.

Attachment

#1

Collector: Roanoke County

Q1

Your Information

Name	**Robert Malouf**
Address	**7009 Snowberry Circle**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019**
Email Address	**7009snowberry@gmail.com**

Q2

Countywide Feedback

Informative but a great deal of information covered. I like most of what is being proposed and hope that we can achieve these things in a timely manner.

Q12

Peters Creek CPA

Looking forward to seeing some of the changes coming. I do feel the Roanoke area and Peters Creek specifically could benefit from industrial growth and bringing in new businesses to support our economy and keep us moving forward and growing.

#2

Collector: Roanoke County

Q1

Your Information

Name	**Larry Moore**
Address	**3006 Green Ridge Road**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019**
Email Address	**larryduanemoore@yahoo.com**

Q2

Countywide Feedback

General Services - Provide recycling pick up or additional drop off areas for sellable items such as metal, aluminum, cardboard, paper, and clear glass.

Q12

Peters Creek CPA

Natural Resources - control flooding in the Green Ridge Road area by limiting additional impervious surfaces and installation of retention ponds.

#3

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q2

Countywide Feedback

Need more pedestrian and bicycle facilities

Q7

Cave Spring CPA

Need pedestrian and bicycle facilities along Ogden Rd. The pedestrians walk in the road now and it is dangerous.

Q12

Peters Creek CPA

Widen Barrens Road

#4

Collector: Roanoke County

Q1

Your Information

Name	**William L Cundiff**
Address	**4321 Daugherty Road**
City/Town	**Salem**
State/Province	**VA**
ZIP/Postal Code	**24153**
Email Address	**wlcundiff@outlook.com**

Q9

Glenvar CPA

Sidewalks connecting Glenvar schools to main street would improved the sense of community.

#5

Collector:	Roanoke County
Started:	Thursday, March 02, 2023 5:46:07 PM
Last Modified:	Thursday, March 02, 2023 5:50:59 PM
Time Spent:	00:04:51
IP Address:	70.188.0.38

Q1

Your Information

Name	**Peter Fields**
Address	**6416 North Barrens Rd.**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019**
Email Address	**peter@fieldsconstruction.com**

Q12

Peters Creek CPA

Properties to the east of Shadwell should not be shown as future industrial as it is surrounded by residential neighborhoods. Also the land to the south of old mountain road should not be shown as future industrial as it would inhibit the development of residential uses as the too would be directly adjacent to industrial properties.

#6

Collector: Roanoke County

Q1

Your Information

Name	**Diana Christopulos**
Address	**907 Greenbrier Ct**
City/Town	**Salem**
State/Province	**VA**
ZIP/Postal Code	**24153**
Email Address	**dianak16@earthlink.net**

Q6

Catawba CPA

Am a volunteer ridgerunner for Roanoke Appalachian Trail Club on McAfee Knob section. Glad to see conservation on steep slopes.
What kinds of development would be allowed in AT viewshed for Town Center?
Does the map accurately reflect the properties that have come into ownership by National Park Service, Appalachian Trail Conservancy or other conservation groups between McAfee Knob and Botetourt County line?

#7

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q12

Peters Creek CPA

The Brookside strip mall complex (6619 Williamson Rd and connected) has been deteriorating for a few years now. Food Lion has been vacant for years, and now Famous Anthony's is temporarily closed. The shops inside the strip mall mostly consist of gambling facilities that black out their windows and dated struggling businesses. It is also mostly serving as a parking lot for USPS right now. I think this area would be a great focus for improvement. I know the County cannot control which businesses go into buildings as by- right uses, but I think with Famous Anthony's closing and the Food Lion being empty this area would really benefit from planning and goals for future development. I fear if it's left as is, it will continue to deteriorate and lessen the value of the area around it. This strip mall could be a great asset to the County considering all of the existing residences it adjoins as well as all of the new development and apartments being put in off of Carefree Lane on Dent Road which comes out at this strip mall. Again, I know the County cannot control private land owners or by-right uses, but I do think if there was a plan similar to (but on a much smaller scale than) Tanglewood mall for this area it would give back some life and hope to this area. Thank you for your consideration and all that you do to improve our community.

#8

Collector: Roanoke County

Q1

Your Information

Name	**Evelyn (Evie) Slone**
Address	**3257**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24018**
Email Address	**evieslone@aol.com**

Q2

Countywide Feedback

1. Great summary document
2. Discussion of important county historic properties is not included. ATA minimum it should discuss properties on the NationalRegister of Historic Places.they should be included on the map. In addition, a short summary of the history is desirable. This orientsresidents to the community and helps define a special sense of place.
3. Recycling is a public issue. The plan should have stronger recommendations. “Evaluate recycling options” is weak.
4. In my opinion, the county should consider “service districts” for some of the services desired by the more populated areas (sidewalks, bicycle, greenways, public safety, recycling, utilities, etc.).
5. Additional definition of future land use categories is needed to understand the purpose and application of the map. It is a primary feature of the plan.

6, Add more info on youth engagement and feedback. This could strengthen the plan and encourage some important improvements for the future.

Q13

Windsor Hills CPA

1. Thanks for doing these sub plans!
2. You may want to change the development areas along Garst Mill Road near the park to neighborhood conservation. Several of these are now built on as single family houses. The access is terrible because of the curve. I don’t know the full definition of “development” for the land use. Low density residential is the only real option.
3. Recycling recommendation should be stronger.

#9

Collector: Roanoke County

Q1

Your Information

Name	**Jeffrey Newman**
Address	**5430 Cavalier Dr**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24018**
Email Address	**jeffrey.keith@gmail.com**

Q2

Countywide Feedback

Continue to invest in what makes Roanoke unique. Please don't spend too much time on envisioning zones which would require private owners to rebuild. build your piece and they will come. Your piece needs to be something people want. Greenways get bikes off the road and both cyclists and drivers will appreciate that.

Q13

Windsor Hills CPA

Please extend the mudlick greenway from the park towards HVHS. This would alleviate near miss events between bicycles and cars and provide residents a new life of transport to the HS as well as a fitness path from an area which is heavily dependent of a motor vehicle

#10

Collector: Roanoke County

Q1

Your Information

Name	**Justin Hendricks**
Address	**5574 Penguin Dr.**
City/Town	**Roanoke**
State/Province	**Virginia**
ZIP/Postal Code	**24018**
Email Address	**justinjhendricks@gmail.com**

Q2

Countywide Feedback

Overall I like the plan direction: more focus on improving greenspace, water quality, and safe, multimodal transportation. My concern is more focused on the implementation and coordination between the cities, county, and state. I'd love to see goals that include safe bicycle routes across the county and through the city (e.g., safe passage from cave spring to Salem City or Bonsack CPA currently bicycle routes are localized or focus on exclusively on greenways rather than commuting. I would love to see this implemented in the 220 interchange redesign because that is not currently a safe passageway for cyclists even with the sharrows and bike lanes.

Q7

Cave Spring CPA

Specific feedback would be that Chaparral needs a sidewalk, and I know that the idea was denied, but this is a glaring omission from an area that is (very clearly) a core pedestrian route. All of Penn Forest could use sidewalk, frankly, but given the infeasibility at the very least Chaparral should have a safe method of pedestrian transport. Also, I'd love to see something done with Starkey School, and perhaps there is, but I don't think that this resource should remain vacant, hopefully with rezoning and future usage plans there can be a plan to lease or develop the property. Finally, Cave Spring needs safe bicycle access points into the city and the county. The 220 interchange needs to keep this in mind. Electric road should not be considered a viable bicycle route speeds are too fast even when the speed limit is observed and the shoulder does not represent a safe cycling lane with debris often scattered throughout. A dedicated cycling path alongside Electric road connecting Tanglewood to Brambleton alongside Electric would be a dream come true and provide opportunites for pedistrians and cyclists to access major commercial districts without the need of a car. This could also be tied into improvements on Ogden road and existing city infrastructure on Franklin Rd. In an ideal world this improved bicycle and pedestrian infrastructure would extend into connecting Electric to Buck Mountain (i.e., south county parks) via Chaparral or Colonial/Merriman.

#11

Collector: Roanoke County

Q1

Your Information

Name	**Terri Brockly**
Address	**797 Ray st**
City/Town	**Roanoke**
State/Province	**Va**
ZIP/Postal Code	**24019**
Email Address	**tbrockly@hotmail.com**

Q5

Bonsack-Vinton CPA

The only thing that needs to happen on 460 is it be widened to 3 lanes. All other choices will not accommodate the growth that is planed. I want my tax dollars spent on widening 460 not a bunch of u turn lanes and movement into neighborhoods.

#12

Collector: Roanoke County

Q1

Your Information

Name	**Leonardo Kopeloff**
Address	**5966 Blackhorse Lane**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24018**
Email Address	**leokope@gmail.com**

Q2

Countywide Feedback

We need the pottery activities back in the Brambleton
Center. They were stopped because the pandemic.
Many of us cannot afford to have kilns in our houses.
The location of the Brambleton Center is great, very close to our homes.

Q3

Back Creek CPA

Please, pave the shoulder on Road 221 from Poages Mill Road to Poages Mill Road Extension, so we can ride the bicycle without risking our lifes. Poages Mill Road Extension is a very used access to the Parkway and Bent Mountain on back roads.

#13

Collector: Roanoke County

Q1

Your Information

Name	**Marvin L Melton**
Address	**5148 Mason Park Dr**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019**
Email Address	**Katkat2015@yahoo.com**

Q12

Peters Creek CPA

Concerned with traffic accidents occurring to frequently at intersection traffic light at Northside High School on Peters Creek Road and the traffic light at Peters Creek Road and North Lake Drive. This has caused power outages to close Northside Schools as well as several traffic accidents.I in the past. We need signs with flashing lights installed at both interactions warning drivers of light signals ahead and about to change. This could be a possible solution
Thanks for your attention in this matter.

2nd We need new industries in the commercial park. Any plans in the works. Let the count know in advance.

3rd concerning the chemical disaster in Ohio recently. Has the county gotten a updated plan and action if this ever occurs in this area?

#14

Collector: Roanoke County

Q1

Your Information

Name	**Kristin Peckman**
Address	**8131 Webster Dr.**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019**
Email Address	**kris@peckmanjazz.com**

Q12

Peters Creek CPA

Existing condition: the sidewalk on Williamson Road ends before Northwest Hardware.
Future land use: the area of the Tinker Creek Greenway to Carvins Cove should NOT be Principal Industrial. Likewise be careful how you designate any area where the Greenway will connect to the rest of it.
No new lanes on I-81! Put the trucks on rail!
We need bike and pedestrial accommodations on Peters Creek Road! Also on Plantation Road between Williamson Rd. and Roanoke City. Do you plan to wipe out the houses on the uphill side of Hollins Road to make it Principal Industrial? I have a friend who just bought a house there.

#15

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q7

Cave Spring CPA

Replace the intersection at Penn Forest Blvd. and Chaparral dr. with a roundabout. This would do much to alleviate the traffic jams that occur and people rushing to make the green lights on Electric rd.

#16

Collector: Roanoke County

Q1

Your Information

Name	**Brianna Agee**
Address	**1205 Chapman Ave SW**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24016**
Email Address	**brianna6@vt.edu**

Q7

Cave Spring CPA

Would like to propose adding sidewalks around Brambleton kroger/Cave Spring Corners area to improve safety of those who live around the area that travel onfoot

#17

Collector: Roanoke County

Q1

Your Information

Name	**Rod Liebl**
Address	**7180 Bent Mountain Road**
City/Town	**Roanoke**
State/Province	**VA**

Q3

Back Creek CPA

Need Guardrails, I have had 4 cars wreck in my front yard.

#18

Collector: Roanoke County

Q1

Your Information

Name	**Annie McNeill**
City/Town	**Bent Mountain**

Q2

Countywide Feedback

We were very impressed with your planning meeting and room set-up was inviting, posters and documents clear and informative, staff friendly and knowledgeable. Thank you for all your hours and efforts spent in research, discussion, and execution. You are appreciated! I'm not sure how to increase the size of the projected information in the Bent Mountain gym space, but it was nearly
unreadable on the small movie screen. Also, on the Bottom Creek Road and Lane, we have no cell or internet access without Cox, so I have to drive to "town" to get some. Hence, I couldn't het on the Roanoke County website while in VA to see your info. I took phone photos of your posters as best I could. Cox cable, we need you!! Blessing, Annie.

Q3

Back Creek CPA

I agree that working toward a safer speed limits on Rt. 221 is essential. Getting rid of graffiti on abandoned buildings would improve community appearance.

Q4

Bent Mountain CPA

We are new to the area, drawn by family, sunshine and beauty of rural Virginia. preserving nature and constructing bicycle/walking trails is important to us. Stimulating the economy with a quality store with gasoline might be good. Drawing young families in housing market with limited development is a positive. Full time funding for a head librarian is necessary. Welcome to Bent Mountain sign would be desirable. Visual improvement of POFF Garage and B&S convenience store is needed. Also, we bought our home understanding that Cox was coming, but are still waiting. We must drive one mile out on Bottom Creek Road to make phone calls and get Wifi.

#19

Collector: Roanoke County

Q1

Your Information

Name	**Bea Wilkinson**
Address	**Dawnwood Road**

Q7

Cave Spring CPA

Metro Bus service extended to Roanoke County or County Bus service created to extend county service from Tanglewood. Support addition of Bike/Pedestrian Lanes to the Blue Ridge Parkway with connection to the County Greenways.

#20

Collector: Roanoke County

Q1

Your Information

Name	**Steve Stambaugh**
Address	**2837 Summit Ridge Road**
City/Town	**Roanoke**
State/Province	**VA**

Q5

Bonsack-Vinton CPA

Roads (Orange Ave between Kind and Gus W Nicks) nee widening. Main water line under road keeping breaking due to age, needs repair. Trails are nice, remember to put trash receptacles on trailheads please. Parking for trailhead needs lighting and security.

#21

Collector: Roanoke County

Q1

Your Information

Name	**Mike and DiannaBeamer**
Address	**1661 Mill Pond Drive**

Q9

Glenvar CPA

We would like to thank you for all that you do and continue to do. The Glenvar Library and Schools are amazing. 419 Tanglewood Area came out fantastical. Please try to continue to connect Green Hill Greenway to Salem's on W. Riverside for safety of bikers and walkers.

#22

Collector: Roanoke County

Q1

Your Information

Address **Catawba**

Q2

Countywide Feedback

Cell service and broadband! Need it.

Q6

Catawba CPA

Yes- on recycling, we need it. Yes on manage trash pick up - garbage trucks drop trash out lid. Continue volunteers at fire department. Need cell service and internet! Step up partnership with craig botetourt. Bicycles have become a big issue for drivers on 785, 624, and 621. Even those who respect bicyclists have trouble passing. How do tech cyclists get down 460 to 621? They are making loops. Can we have passing spots that are widened? Catawba-- object to AT improvements at 785 and 621. Need programming at Catawba Center. Plus for Cat Hospital changes! Don't shrink village too much. No Dollar General. Presentation - white text could not be read make it black.

Q9

Glenvar CPA

Build the greenway along river

Q10

Masons Cove CPA

Support National Resource recommendations. Consider Old Catawba Road for bicycles.

#23

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q12

Peters Creek CPA

Restrict/prohibit thru truck traffic off Hollins Road onto Trevillian Road. The truck traffic is damaging Trevillian Road which is in a residential Neighborhood. Protect Northside Middle and High Schools and do not have industrial development near the schools. Protect the neighborhoods (residential) near Hollins Road and limit/restrict ant industrial development to protect the residential neighborhood near Hollins Road.

#24

Collector: Roanoke County

Q1

Your Information

Name	**Kenny Wimmer**
Address	**9168 Lookout Lane**
City/Town	**Bent Mountain**

Q2

Countywide Feedback

If the proposed store across from VDOT is approved, it will open the door FOR MORE PROGRESS! Please don't let an Outsider with deep pockets change our mountain! Ya'll see the uniqueness of Bent, and we are counting on the County to keep her AS IS! We love it up here, and we (us) has a responsibility to keep her. I've had an ongoing VDOT study for 3 years now. We need solar light on 221 coming up the mountain for fog (like Afton). God Bless Yall, and good work.

Q4

Bent Mountain CPA

Thank you for these meetings, and for seein that most residents up her want Ben to REAMIN AS SHE IS! Our major challenge up here, a threat to our uniqueness, is the proposed eyesore of a 2 story store across from CDOT. We don't want it! Don't need more traffic!

#25

Collector: Roanoke County

Q1

Your Information

Name	**Sue Nelson**
Address	**11080 Slings Gap Road**

Q4

Bent Mountain CPA

Would like to see Bent Mountain Fire and Rescue moved again! We need medical and emergency help in this rural area.

#26

Collector: Roanoke County

Q1

Your Information

Name	**Monica Regan**
Address	**231 Cobble Lane**
City/Town	**Bent Mountain**

Q4

Bent Mountain CPA

Reduce speed limit on 221 on top of Mountain to 40 mph at lteast by shops, gast station, police tinsley turn to -- unreadable Induce repair of Blue Ridge Parkway so that residents of bent mountain can use it again. Reduce Traffic on 221
We do do not need a new grocery store on 221 bent mountain.

#27

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q7

Cave Spring CPA

I am a homeowner on Kenwick Trl. I vote for putting a Publix in area 2 on the Cave Spring Map. (Old Cave Spring Rd/Brambleton) It is a much needed addition!!!

#28

Collector: Roanoke County

Q1

Your Information

Name	**Brian Becker**
Address	**1760 Mountain Height Dr.**
City/Town	**Salem**
State/Province	**Va**
ZIP/Postal Code	**24153**
Email Address	**brian.becker@vdot.virginia.gov**

Q10

Masons Cove CPA

I found the Transportation plan to be very lacking in substantive recommended transportation projects. While most of Masons cove may have lighter traffic, as pointed out the Rte. 311 section from the new Orange Market roundabout to Exit 140 is very congested during peak traffic periods. This section is only going to get much worse as the county is in the process of approving commercial development and other dense housing projects along Edgebrook Rd. The Edgebrook intersection is only 100 feet from Rte. 311 and the Mountain Heights Dr. Intersection. This intersection is becoming more dangerous every month with more accidents and close calls. I am recommending a roundabout concept be developed at this intersection to help alleviate congestion, make this intersection safer, and also allow for much better development. Unlike the Orange Market Roundabout, VDOT actually owns quite a bit of land where a roundabout could be built instead of used for illegal truck parking. This would allow a much better intersection and help with tourism and park and ride usage as well since the roundabout takes away the dangerous left turns needed when headed north on Rte. 311.

Thanks,
Brian
Becker

#29

Collector: Roanoke County

Q1

Your Information

Name	**Jessica Harper**
Address	**2167 Feather Rd**
City/Town	**Vinton**
State/Province	**VA**
ZIP/Postal Code	**24179**
Email Address	**ikimashokie@gmail.com**

Q5

Bonsack-Vinton CPA

Sidewalks should be added along Hardy Rd (Feather to Town Line), Washington Ave (WBHS to Town Line), Bypass Rd, and Feather Rd, to join up with existing sidewalks are in the Town of Vinton.

People walk or bike along these roads, so adding these sidewalks would make them safer, and possibly increase the number of people walking to nearby businesses or schools.

#30

Collector: Roanoke County

Q1

Your Information

Name	**Rebecca Abshire**
Address	**5461 Setter Road**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24012**
Email Address	**beccabshire@icloud.net**

Q2

Countywide Feedback

We have a big litter problem on 460 coming into town, and on many County smaller roads. I believe this should be addressed and tackled. It's a simple thing we could do to improve our community. As population increases and more traffic flows, what are our plans to abate this?

Q5

Bonsack-Vinton CPA

Bonsack/North County is severely lacking in Greenways! There is nowhere to walk in Bonsack. Why is that? I think it's crazy that I have to drive to SE or Vinton to take a walk on the greenway. This should be discussed and remedied within this plan.

#31

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q2

Countywide Feedback

Expanded bus service would be a great asset to those who cannot or do not want to drive. The current bus service is not a viable option to most who would want to use it due to extremely limited routes and infrequent service.

#32

Collector: Roanoke County

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q11

Mount Pleasant CPA

Seriously need road improvements to Rutrough, Randall, Pitzer, and Brookridge. There are a lot of potholes on Rutrough Road on the way to Explore Park.

#33

Collector: Roanoke County

Q1

Your Information

Name	**Pam fryer**
Address	**10651 Ivy Ridge Roafld**
City/Town	**Bent Mtn**
State/Province	**VA**
ZIP/Postal Code	**24059**
Email Address	**pam_fryer@hotmail.com**

Q4

Bent Mountain CPA

We have lived near the end of Ivy Ridge Road since 1992. I see that you have a small section to pave this year. Pretty sure it was in 2022 plan too. I along with others would like the road paved to the end. Its a mess and hard to keep our vehicles nice. Please advise what is planned to be paved and if the road will be paved to the end. Thankyou

#34

Collector: Roanoke County

Q1

Your Information

Name	**Bruce Malcolm Coffey**
Address	**10303 Russwood Road**
City/Town	**Bent Mountain**
State/Province	**VA**
ZIP/Postal Code	**24059**
Email Address	**chefbruce2002@yahoo.com**

Q4

Bent Mountain CPA

Several things come to mind. Number 1: Willett Lane is not showing as part of the Bent Mountain CPA. This needs to be corrected. Number 2: The picture on slide 6 is not of Bent Mountain. The stables are located on Martin Creek Road. Number 3: Need 24 hour emergency services. Response time from Back Creek station can be a matter of life or death. Number 4: Reduce Rural Village from 11.16 to 8% and increase Rural Preserve from 81.43% to 84.58%. Thank you

#35

Collector: Roanoke County

Page 1:

Q1

Your Information

Name	**Brooke Stephens and Jonathan Barton**
Address	**7015 Brookview Rd**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24019-6255**
Email Address	**watchingtheriver@duck.com**

Q12

Peters Creek CPA

Future Industrial land use areas should not be near or next to residental neighborhoods or schools. At the very least, there should be extensive buffer/transition areas between any future Industrial and/or intensive/heavy Commercial land use areas and any residential neighborhoods or schools. The future Industrial land use area for Hollins Rd is too close to and near to long established residential neighborhoods, and there are no designated buffer or transition areas to protect the residential neighborhoods along and near and next to Hollins Rd. Futire Industrial land use near Northside Middle and High Schools is also a concern for the health, safety and well being of the students and school employees. Trevillian Rd, which runs from Hollins Rd up into the residential neigjborhoods next to and near Hollins Rd, is in poor condition, probably due to trucks on Hollins Rd using Trevillian Rd as a shortcut to get to Williamson Rd, and thus going through residential neighborhoods (Hollins Rd to Trevillian Rd to Clearwater Ave NE and across the small narrow bridge there and left onto Brookview Rd, and then left onto LaMarre Dr to Williamson Rd. Truck traffic should be prohibited on Trevillian Rd and on LaMarre Dr, in order to prevent trucks from Hollins Rd or from Williamson Rd going up into the residential neighborhoods near those roads. Trevillian Rd needs to be repaired - not just patched but repaved. Green spaces around and near Hollins University need to be protected and preserved, and there should not be Industrial land use next to or near Hollins University. The economic benefit of Hollins University for the Peters Creek and Hollins areas should not be underestimated. We should make it easier for Hollins University students and employees, and persons in the residential neighborhoods near Williamson Rd and Peters Creek Rd to patronize businesses and restaurants on Williamson Rd and Peters Creek Rd with more pedestrian access (sidewalks, greenways, safe pedestrian crossing areas, etc.). We need sidewalks on BOTH sides of Williamson Rd from Hollins University to Peters Creek Rd, and sidewalks on BOTH sides of Peters Creek Rd from the intersection of Peters Creek and Williamson Rd up to Northside Middle and High Schools. We need a new public library for the Peters Creek and Hollins areas and it needs to be fully handicap accessible for the building and the parking area and fully ADA compliant. Parks and public buildings need to be handicap accessible and ADA compliant. We need to protect our water (Tinker Creek, Carvins Creek, etc.), and air. Once impaired, as evident from the problems due to the "forever" chemicals in the Roanoke River, and consequent expenses for the Western Virginia Water Authority, those can be very difficult and costly to restore. We need more public transportation options (possibly small buses, passenger vans, electric and/or hybrid) to reduce traffic and air pollution on Hollins Rd, Williamson Rd, and Peters Creek Rd. We need sidewalks, greenways, and safe ways for pedestrians to walk to and access businesses, parks, the public library, and schools on foot, thereby reducing traffic and air pollution on Williamson Rd, Peters Creek Rd, and Hollins Rd. There needs to be a safe way for pedestrians to cross Peters Creek Rd from Burlington Elementary School to get to the Hollins Public Library. Right now that is very dangerous to do and there needs to be some kind of designated pedestrian crossing there to make that safer. Think in terms of neighborhood villages, with small businesses, public transportation options, bicycle friendly bike lanes, greenways, accessibility for handicapped persons, the elderly, and children, with green spaces, parks and a new public library, easily accessible to all. Think of the kind of place where you would want YOUR children and grandchildren to live. Thank you for your consideration of these concerns.

#36

Collector: Roanoke County

Page 1:

Q1

Your Information

Name	**Not Provided**
Address	
City/Town	
State/Province	
ZIP/Postal Code	
Email Address	

Q7

Cave Spring CPA

Disappointed with proposed reduction in agricultural/rural preserve.
Extremely disappointed with implementation of 419 Town Center Plan so far, especially with the lack of trees and green space and too many new, mediocre businesses.

#37

Collector: Roanoke County

Q1

Your Information

Name	**Maggi Pace**
Email Address	**maggi.pace@gmail.com**

Q10

Masons Cove CPA

Hi,

I have been reading over the Masons Cove portion of the Roanoke County 200 plan and wanted to reach out as a future business owner located within/near the core area.

We have a C-2 property on Dutch Oven Road adjacent to the Battlefield Trail parking lot. We plan to develop this into a "mercantile" property. The property will be three-pronged with food, retail, and a community room. We currently operate a food truck, Sycamore Snacks, in several Roanoke County locations, which we will then house inside the building. Retail will have some wholesale sourcing from outside the area, but we plan to focus on local artisans and eco-friendly products. Lastly, the community room will function as a rental space as well as a place for environmental education and other offerings such as for workshop space for local flower farmers, paint nights, etc. Additionally, we will have patios and green space for artisan/vendor markets, gatherings, and other opportunities.

My grandfather had the old Hinchee & Hinchee Store on Dutch Oven/Old Route 311, so we are eager to return to the area and provide space for the community. My mom, Nancy, was part of the Hinchee Trail land transfer with Pathfinders.

In reading over the 200 plan, a few things came to mind, and again, I apologize I have not reached out before now:

- Did plans develop, or look to develop, for extending sewer to this area? I see there were conflicting ideas in the meeting minutes as to stay on septic/well vs. public. We currently have access to public water, but not sewer. We will be having to do an alternate septic option as it stands which is quite costly and I know the sewer currently is just out of reach at the Orange Market.

- Was the confederate flag at the monument brought up with the possibility of at least replacing with an American flag as well as improvements to the trailhead parking? The monument area looked unkept last season when we were doing markets on our property. I have reached out to Doug Blount about this and we have plans to discuss as well. It seems for this being a part of the core area, it would be the aim to make that area as inclusive as possible.

- Did the idea of closing off Dutch Oven from across the Battlefield Trail parking to the old bridge come up? We see a lot of unnecessary traffic come this way with only two houses on that portion of the street. It would be great to see bollards placed just beyond the last house and make that a greenway with only owner access by car. I also think it would be a huge asset for bikers going from either Timberview, Hinchee, or Hanging Rock Battlefield Trails. What a great place for families to safely be able to ride bikes, push strollers, etc along Mason Creek.

- Can you share a little about what has been discussed for the Core/Activity Center area of the Mason Cove plan specifically?

- We would definitely be interested in being a part of the Free Little Libraries Program in the area and also as a partner for a pickup kiosk for the library system if that is a possibility.

- We would also be interested in providing space for tourism information if it were beneficial to the area.

- Our site plan includes walkways around our building to travel directly from Hanging Rock Battlefield Trail to Hinchee Trail in several patterns. We hope this greatly aids connectivity for all.

- Is there any street lighting planned for Dutch Oven Road at the intersection of Timberview or at the Hanging Rock Battlefield Trail parking area? It is extremely dark at night.

I apologize for the length of questions, but we definitely are interested in the sustainable development of this area as well as the opportunity to build community. I appreciate your time and look forward to learning more about the Mason Cove CPA! Call for further information (540) 521-3764

#38

Collector: Roanoke County

Q1

Your Information

Name	**Grace Terry**
Address	**4718 Wembley Pl**
City/Town	**Roanoke**
State/Province	**VA**
ZIP/Postal Code	**24018**
Email Address	graceterry09@gmail.com

Q2

Countywide Feedback

The Draft Plan 200 states the following recommendation as #11 under “Natural and Cultural Resources”:

“Coordinate with State agencies regarding historic and cultural resources, including cemeteries and archaeological sites.”

I greatly appreciate the sentiment of protection that this statement conveys, however, it was not clear from employee responses at the Reveal Plan meetings or posted documents that the county intends to put any policy, procedures or personnel in place to fulfill this stated goal.

When Bent Mountain residents looked for protections from threats to historic resources posed by the Mountain Valley Pipeline (MVP) project, there was not a person or place within Roanoke County government at that time to provide assistance. Members of the community were the ones who did the work to research and submit two rural historic districts for recognition by the Virginia Department of Historic Resources (VDHR).

Furthermore, Recommendation #11 makes NO reference to “coordination” with federal agencies which is very important in linear projects such as highways and pipelines. In the case of MVP, landowners whose properties contained important historic resources were completely left out of the Section 106 consultation process (required by the National Environmental Policy Act or NEPA) even though a few persons had requested to be consulting parties. This omission was finally corrected after one of those persons (me) published a letter on the Federal Energy Regulatory Commission (FERC) docket. However, it was a month AFTER the programmatic agreement was completed, therefore the chance for any meaningful participation by affected landowners and interested citizens had already occurred. IF there had been an employee within the Planning Department who was knowledgeable of the Section 106 process, then they could have informed us. After all, there was a core group of citizens who attended all the meetings of the Pipeline Advisory Committee.

Unless the Plan 200 document includes specific actions the County could take to protect historic and cultural resources, then Recommendation #11 is just a hollow statement.

Here are just a couple of actions that the County could add to the Plan 200 to truly work toward protection of historic and cultural resources:

1. Assign an employee the duties of coordinating historic and cultural resources protection. Provide training opportunities for that individual about state and federal agency procedures.

2. Undertake the process to become a Certified Local Government (CLG) through the Virginia Department of Historic Resources (VDHR).

There is information at the following link on VDHR’s website about this special designation that localities can achieve: https://www.dhr.virginia.gov/certified-local-government-clg/

There are some requirements that Roanoke County would have to fulfill, but the incentive for becoming a “CLG” would be the grants available to localities. According to the list, there are NO other counties in this part of Virginia that are CLG's. So, Roanoke would also be the FIRST county in western Virginia to acquire that special status.

I believe that including the steps of training personnel and becoming a CLG would show that the County is truly committed to protecting the Cultural / Historic resources within its boundaries.

I would hope that the Commissioners and Supervisors who are asked to vote on Plan 200 want it to be a legitimate planning document and not just meaningless words on paper or a powerpoint. Therefore, I ask that the Plan 200 be modified to add specific language of actions for the important function of protecting historic and cultural resources within the County. If that is not possible, then I would ask that votes be withheld until the Plan 200 can be improved. Citizens want to ensure that a similar loss and degradation of historic / cultural treasures on the scale of what has occurred due to the MVP project will have a better chance of being avoided in the future.

#39

Collector: Roanoke County

Q1

Your Information

Name **Bruce Coffey (Preserve Bent Mountain)**

Email Address **chefbruce2002@yahoo.com**

Q4

Bent Mountain CPA

Dear Roanoke County Planning Commission,

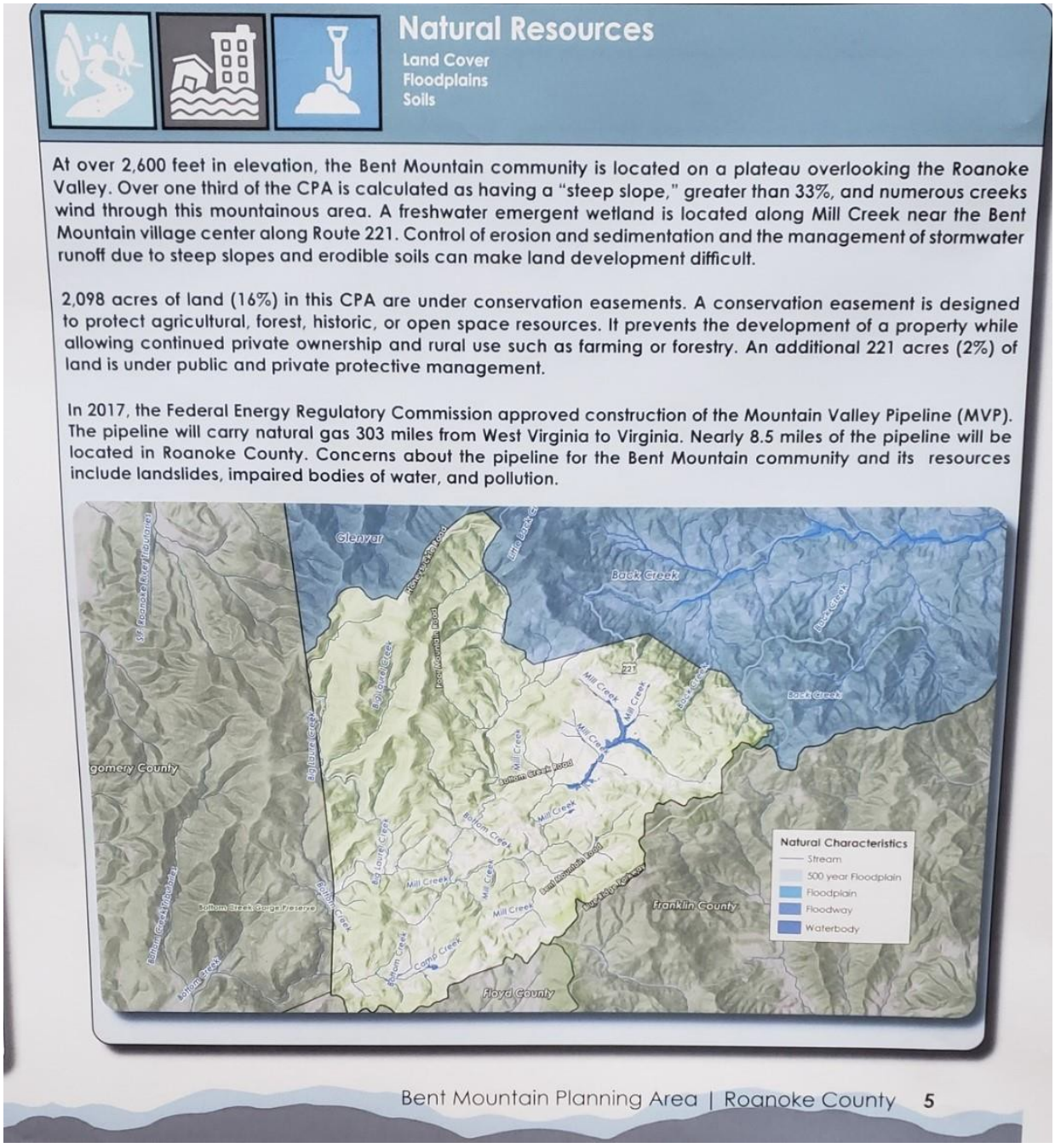
Please accept these comments from Preserve Bent Mountain regarding the 200 Plan. *We are asking that any vote to rezone the Bent Mountain Community be exempt from the intended vote May 3, 2023 and tabled until issues can be further addressed and a full and accurate GIS map is provided showing independent functions to list roads, streams, flood zones and 100 year flood events. Further, we ask that you incorporate the work of Dr. Pam Dodds into your decision making (see paper by her for Roanoke County board of Supervisors) and also the statement of Mr. Henderson from Roanoke County to the Virginia State Water Control Board in 2017 regarding the Roanoke County's inability to provide water infrastructure to citizens on the mountain.*
We have concerns about underrepresented or unclear issues in mapping in the County's presentation notably around water resources and areas of conservation.

The Map 5 represents community concerns as including "landslides, impaired bodies of water, and pollution". Map 5 is completely inadequate for useful public comment. The pipeline route does not show at all, there are no roads or streets shown, only general labels, to analyze any impact of the pipeline or any zoning changes. Map 5 also alludes to the Bent Mountain Community as having "Over one third of the CPA is calculated as having a "steep slope", greater than 33%".
During the presentation to the community there was reference to conserving these areas but this map doesn't reflect that in coordination with other features. Also concerning is mention of only "A emergent wetlands located along Mill Creek, near the Bent Mountain Village Center along Route 221". This is an oversimplification of the actual extent of Mill Creek and its associated wetlands.

The Bent Mountain plateau is comprised of two distinct watersheds; Mill Creek and Bottom Creek. Bottom Creek originates near the top of Poor Mountain across the face and drains to roughly the center of the plateau where it joins Mill Creek. The Mill Creek watershed originates near the Parkway and crosses US 221 and flows north toward the central plateau and also originiates on the opposite side of US 221 near the origin of Coles Road and travels through those wetlands past the Bent Mountain Community Center, Russwood and Bottom Creek Rd. to join Mill Creek proper; listed as Waters of the United States. The pipeline crosses these waters and from there, in a short distance, it meets at a confluence with Tier 3 Bottom Creek one of only three such pristine waterways in the State of Virginia.
The role of Roanoke County's influence and importance in helping to maintain the purity of these headwater cold water trout streams, our springs, seeps and wetlands cannot be overstated as every citizen on Bent Mountain relies on a well or spring for drinking and household water. Further, the water from Bent Mountain flows to the South Fork of the Roanoke River and supplies clean water to Spring Hollow Reservoir which then supplies three municipalities of Roanoke City, Roanoke County and Salem. Preserve Bent Mountain has been vigilant about our water since the inception of the pipeline project in 2014. Many scientists have assayed our area. Pam Dodds PhD, hydro geologist has written papers for Roanoke County Board of Supervisors outlining the unique geology of our shallow aquifers and bedrock. The insult of the pipeline has been felt across the plateau. An example is the Thompson Farm at the US Parkway entrance. In the summer of 2018 the trenches filled with ground water repeatedly, not rainwater.

Construction on the Thompson's as well as boring pipe under US 221 left several neighbors on Rocky Road with sediment in their water. Streams in the Mill Creek watershed continue to have sediment clogging the stream beds. Properties have had their aquifers drilled into and blasted. The construction is far from finished. There are many complicated water crossings and steep slopes through an assortment of three historic districts. Conservation of steep slope areas and historic districts includes structures, road networks, and Native American artifacts and sacred spaces.
Maps and outlined items in the 200 Plan do not detail protection of these resources.
We are in the Giles County Seismic active Zone listed with the USGS Service. At least three earthquake events have been experienced on the plateau; the Mineral, VA earthquake, August 23, 2011 and since the inception of the pipeline; from Craig County December 10, 2019 and from Sparta , NC august 9, 2020. Landslides and slips (shifting of pipe) are true concerns.

Roanoke County must set aside any rezoning and development in areas which could impact our shallow water resources. Even seemingly bare pasture has had pastures fill with oozing wetlands and sediment runoff. Stating that areas will be conserved is too general in the plan with no specifics for the Historic Districts.
Requiring conservation of only the steepest slopes is revealing of how unaware the County is of where some of the steep crossings are and how they sit above water.
Mention is made of erodible soils. No class 1 soil study was ever undertaken for the pipeline route. Even the most gently rolling of slopes such as Thompson's sloughed into runoff in streams hundreds of feet away.
Everyone deserves clean water. It would be very unfortunate if new building along the straightaway of US 221 for the sake of a "Rural Village" or "Rural Center" may yield damage to a very shallow aquifer. There are existing businesses in this Mill Creek watershed and homes along Tinsley and beyond where the County's Map 5 of flood zone acknowledges; stopping just before a large neighborhood.

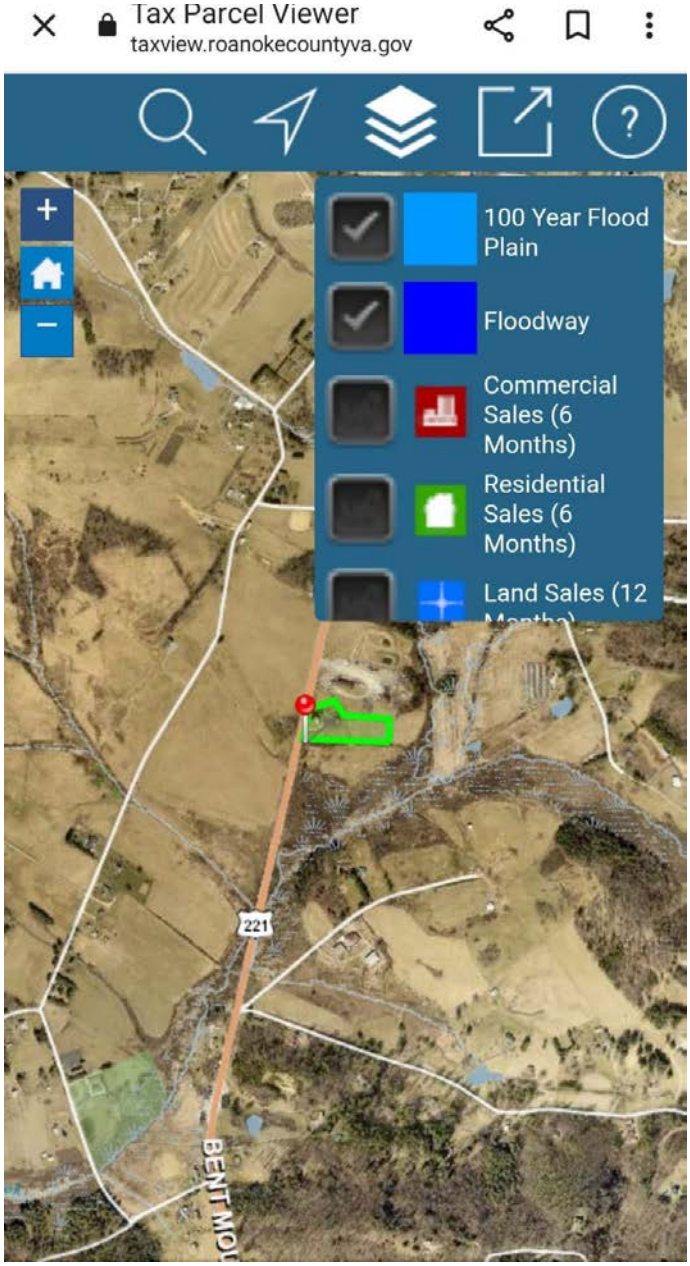


Map 5 Issues.:

*discusses pipeline but does not show placement
* discusses development yet shows no accurate roadways for reference
*has "blue" highlighted as water yet this is incomplete (see following discussion)
*references steep slopes and storm water runoff yet the steep slopes are not next to the highway
*does not acknowledge the two critical watersheds (Mill Creek and Bottom Creek) on the plateau which intersect to flow to the South Fork of the Roanoke River and supply clean water to Spring Hollow Reservoir.
*Mill Creek is considered Waters of the United States
*this map and others omit a key concerns of citizens in the path or adjacent to the MVP that their only sources of drinking water here come from springs and wells.
Roanoke County has acknowledged that they cannot build infrastructure to provide water to citizens,

should their water be compromised. It cannot be provided to them from the valley below.
*concerns include active seismic zone on the plateau, landslides, highly erodible soils
*given the unique geology of shallow aquifers which are over bedrock we have a shallow water table. Any construction for development should face more intense scrutiny as to the influence of disrupting or contaminating these aquifers.
Erodible soils even on mild slopes have run off to contaminate streams and the watershed. See as an example the Thompson farm. Further concerns include contamination of wells springs by construction; drilling into aquifers, blasting and trenching.

Map 5 highlights what many pages in the presentation are missing; an integrated overlay of the many factors that need to be considered together. Otherwise, without coordination this threatens preservation and conservation of land and water resources on Bent Mountain.



NO wetlands marks left of highway and no GIS flood mapping and no 100 year flood plain mapping



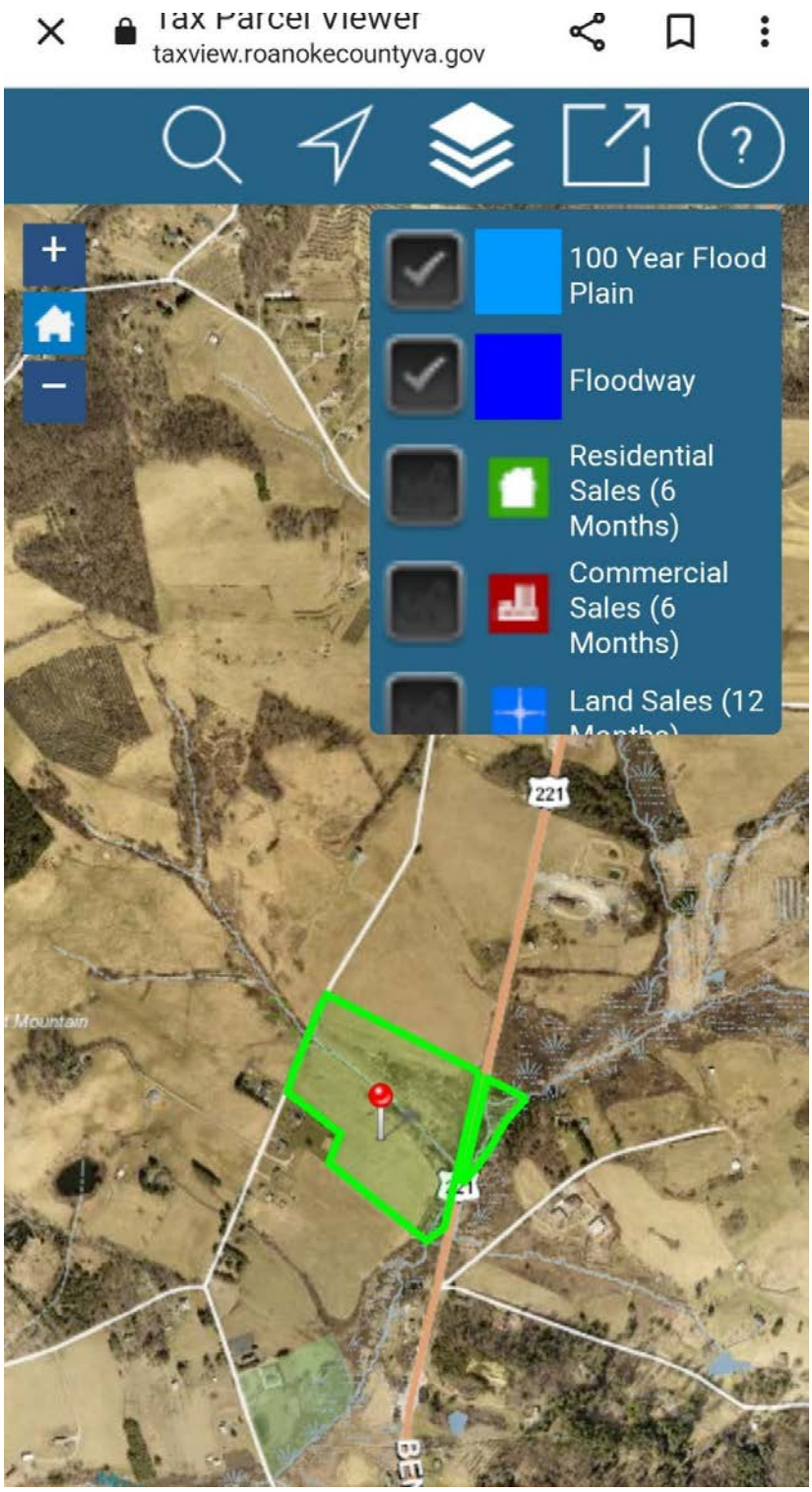
Large overview of straightaway on Bent Mountain Rd per Roanoke County 200 Plan. Note incomplete flood markings to left of highway. These markings do not show up when one marks streets, streams and flood. It is ONLY when one tabs waterbodies that a flood plain of blue shows. This is an error and is also incomplete. This is inconsistent with what the public sees in GIS mapping.

In another GIS search with Roanoke County the regular GIS records; streets, streams and waterbodies have two separate window tabs for flood and another for an overlay of 100 year flood (as noted above as one comes up the mountain). These functions are not available on Bent Mountain and in fact, they stop in the Back Creek Elementary School area of Roanoke County GIS viewer.

This was made known to the Roanoke County Pipeline Advisory Committee during public comments years ago. All of the Bent Mountain waters on US221 are part of the headwaters and are the watershed of Mill Creek which are crossed by the MVP on Mill Creek proper and in multiple other areas including access roads.

Mill Creek is a Waters of the United States waterway. Mill Creek, after being crossed by the pipeline and the pipeline crosses nearby properties behind the Bent Mountain Center, has water flow that proceeds very quickly to its confluence with Tier 3 Bottom Creek; waters which support the South Fork of the Roanoke River and the endangered Roanoke Log Perch. Additionally, waters from the headwaters of both Bottom Creek and Mill Creek watersheds which coalesce to flow to the South Fork to provide clean water to support Spring Hollow Reservoir which supports the municipalities of Roanoke County, Roanoke City and Salem.

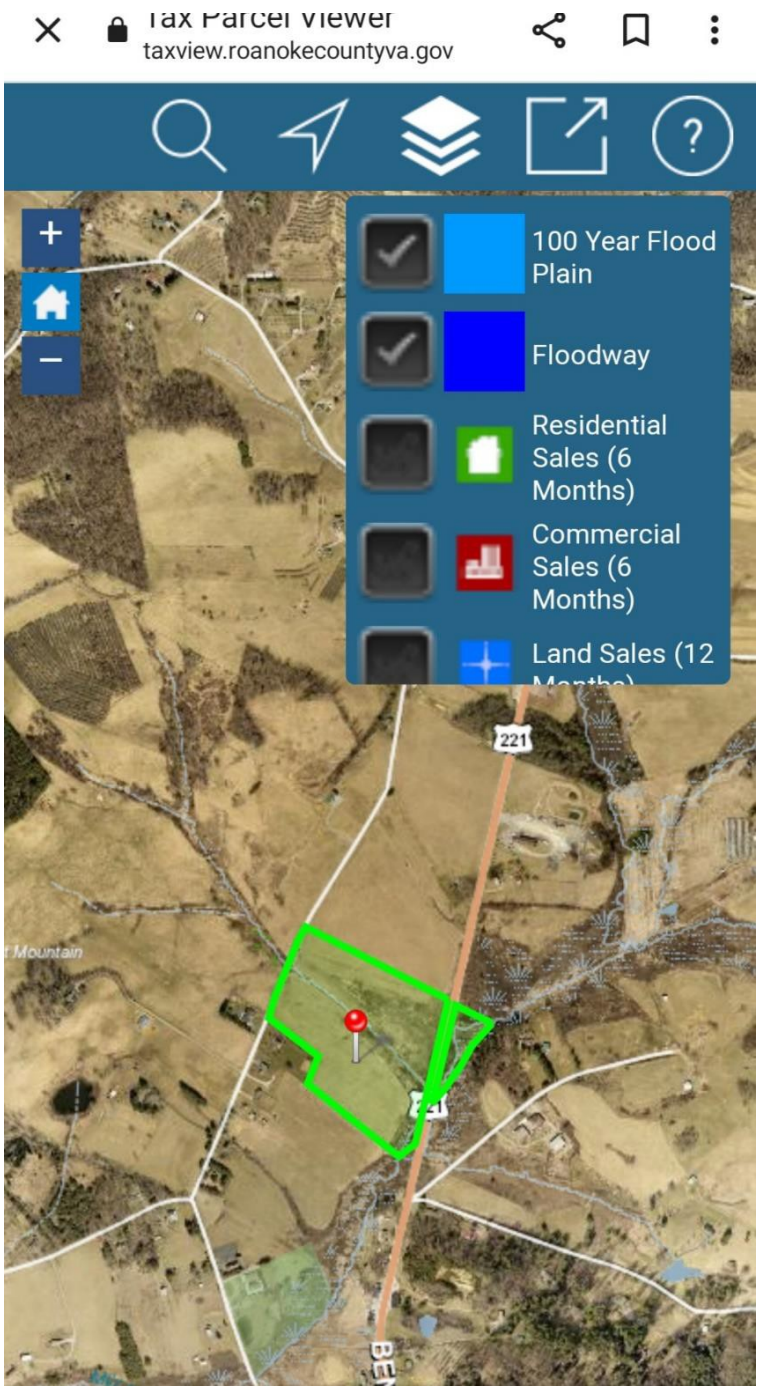
Preserve Bent Mountain is a group of concerned citizens who watch for insults to these watersheds and their origins of springs, seeps wetlands and streams as *these are the only water resources available to citizens. EVERYONE relies on a well or spring for their drinking and house hold water.* The geology of Bent Mountain is unique with shallow aquifers over shallow bedrock. The insult of the MVP should add great pause to any possible encroachment on the Mill Creek watershed on Bent Mountain which any zoning change could alter.



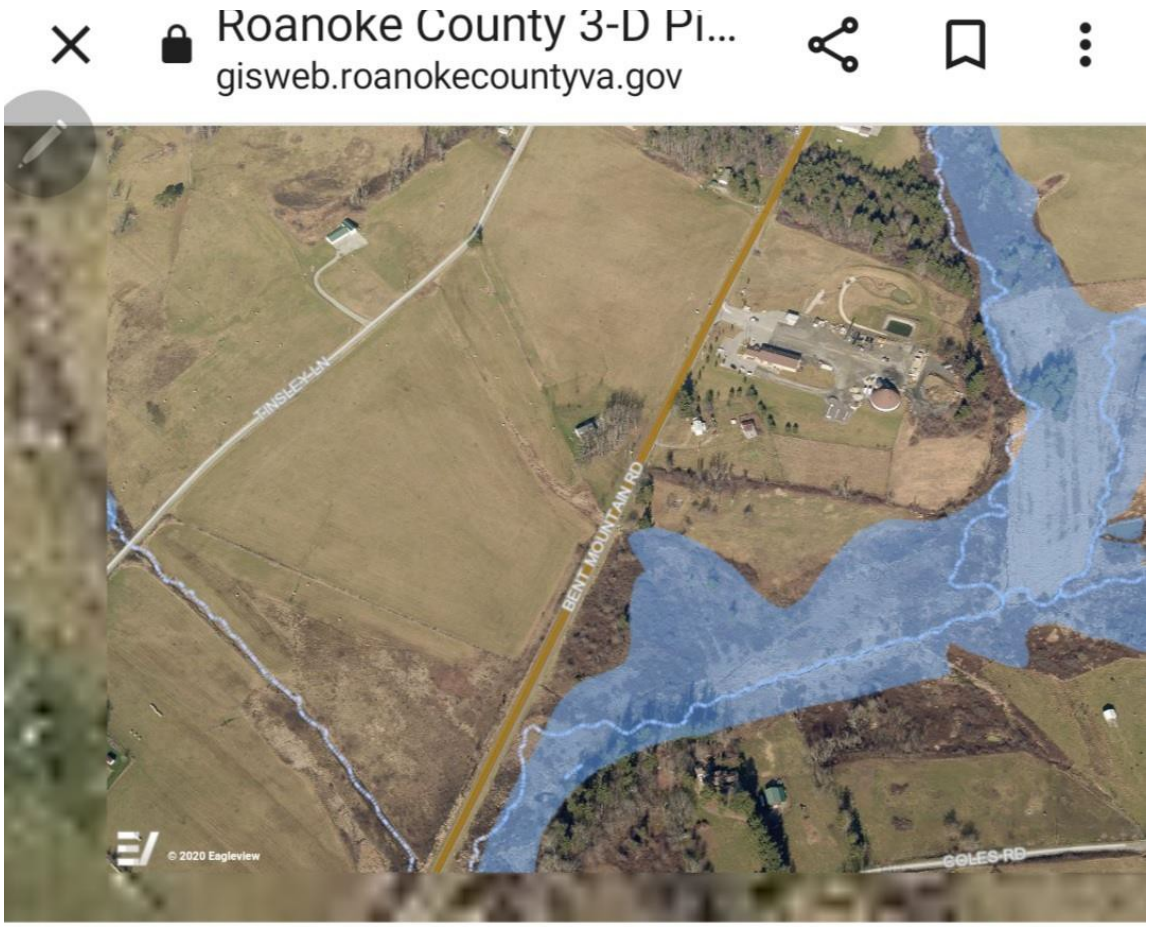
Example of no GIS flood zone marking and no marking of 100 year flood plain marking on Bent Mountain between US221 and Tinsley.



Flood zone mapping and 100 year flood plain is not mapped beyond about Countrywood Dr. before coming up through the curves on Bent Mountain. This shows that GIS markings for the floodways of waterbodies and their associated risk of 100 year flood plain are not marked at all in Roanoke County beyond this point along US221. This continues along the whole plateau of Bent Mountain***. See page 7 which demonstrates that this same technique was not used to assess water impacts for the 200 Plan. True watershed impacts and storm water runoff for flood plain and 100 year flood do not show in the 200 Plan***



This is an example of underrepresented wetlands between Tinsley and US221.



Roanoke County 200 Plan; Incomplete acknowledgement of water, streams, wetlands between Tinsley and Bent Mountain Road compared to right of highway.
Note how this is not a true evaluation of water resources between Tinsley and US221. The brown area surrounding the stream is wetlands which have associated vegetation that extends the margins. The next frame shows a real life surface view of the steam viewed from Tinsley extending with associated wetlands toward US221. The dark green vegetation to the left of the stream in the grass is evidence of wetlands that looks like pasture (Dodds) but where these sedges indicate shallow ground water resources.



This is a real life surface view of the stream noted on pages 11 and 12 . The view is from Tinsley toward US221. This shows a Mill Creek watershed stream and associated wetlands which flow toward US221 and expands. Wetlands show as brown but also, to the left, dark green with sedge vegetation to the left in frame from the brown rough. This help document wetland areas. (Dodds)



Roanoke County 200 Plan mapping of flood areas is incomplete near the Bent Mountain Center and shows an abrupt stop line as Mill Creek watershed flows to the west near Russwood. This GIS photo is not at all contemporary. The pipeline route travels right along Russwood crosses Bottom Creek Road and directly impacts this portion of the Mill Creek watershed. By the presentation given the process for the 200 Plan claimed to incorporate the pipeline and its route into diagrams but it is not at all evident here and actually shows on only one page of the entire presentation.



Thompson Farm next to Bent Mountain Rd., June 2018. This pit is filling with shallow ground water, not rain water. Prior to construction this looked like any other pasture. This disruption of ground water had the effect of leaching sediment into drinking water of citizens on Rocky Road. This area flows into the Mill Creek watershed and great amounts of sediment have traveled further downstream toward Mill Creek and on to Bottom Creek.
Members of PBM are concerned that possible disruption of ground water by excavation along Bent Mountain Rd in by rezoning changes for a "Rural Center or Rural Village" within the Mill Creek watershed could affect water for homes and businesses along Tinsley and Bent Mountain Road. Excavation at any depth (i.e. burying gasoline tanks) can cause sedimentation or pollution.

Page 22 Conservation: As an example of the 200 Plan's limitation is that it highlights only one wetland along US221 and on page 22 it highlights only one wetland marked for conservation. Bent Mountain's lush water system is an integrated network of wetlands which are integral to filtering and maintaining steam health and the clean water that flows to those who use it on the mountain and to the spring Hollow Reservoir for the Valley below. *Page22 shows**, incorrectly**, the pipeline route skirting the bare left edge of a wetland which actually surrounds Mill Creek. At this wetland the pipeline route actually slices right through it. Marking only one wetland for conservation on the plateau is unacceptable.*

Land Use

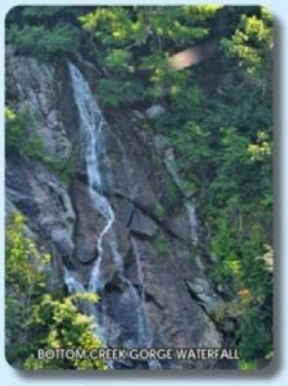
Activity Centers
Future Land Use

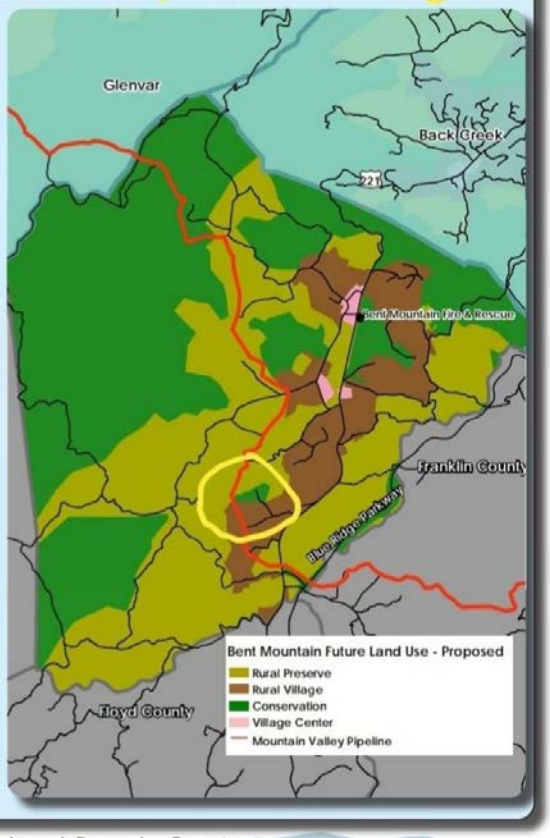
incorrect depiction of crossing wetlands at mill creek

Residents supported the six (6) proposed changes to the Future Land Use Map in the Bent Mountain CPA during the Spring 2022 open house and on the accompanying survey. Five (5) of these changes were from Rural Preserve to Conservation due to steep slopes greater than 33% grade, wetlands, or existing conservation easements. The **final proposed change was from Rural** Preserve to Rural Village to match the existing zoning. A few residents suggested that an activity center be developed in the Bent Mountain area.

Recommendations

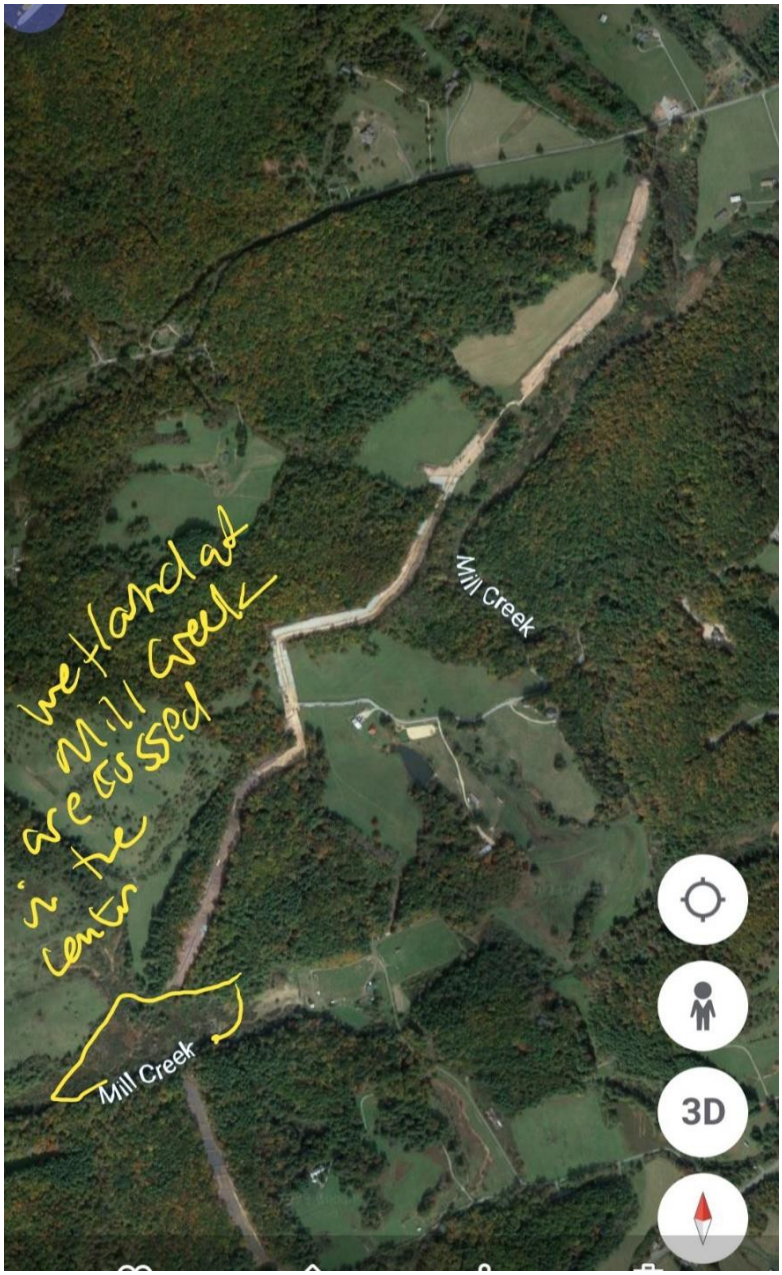
1. Amend the Future Land Use Map as shown in the map to the right to preserve the rural character of Bent Mountain.
2. Develop a Rural Center Plan for the Bent Mountain area.







GIS depiction of pipeline path. The 200 Plan (page 22) indicates this wetland is slated for conservation. However, the pipeline route passes not on the edge of the wetland as the 200 Plan shows on page 22, it goes right through a wide body of the wetland. Even if boring happens here the wetlands will be cut for timber mats. A failed bore will resort to open cut damaging the wetlands for generations.



This is an example of how the 200 Plan does not accurately demonstrate the pipeline path and makes for limitations on public comment. This shows intended route through the greater body of wetlands (proposed for conservation page 22) at Mill Creek. The pipeline is not on the edge of these wetlands. This also shows a vast area of conservation needed to protect The Bent Mountain Historic District and the Bent Mountain Rural Apple Orchard District. Expansive Native American artifacts and sacred sites are in these Districts.

Preservation and conservation are not cohesive between Rural Preserve and Rural Village. Future zoning intentions threaten true conservation of steep slopes and Historic Districts.

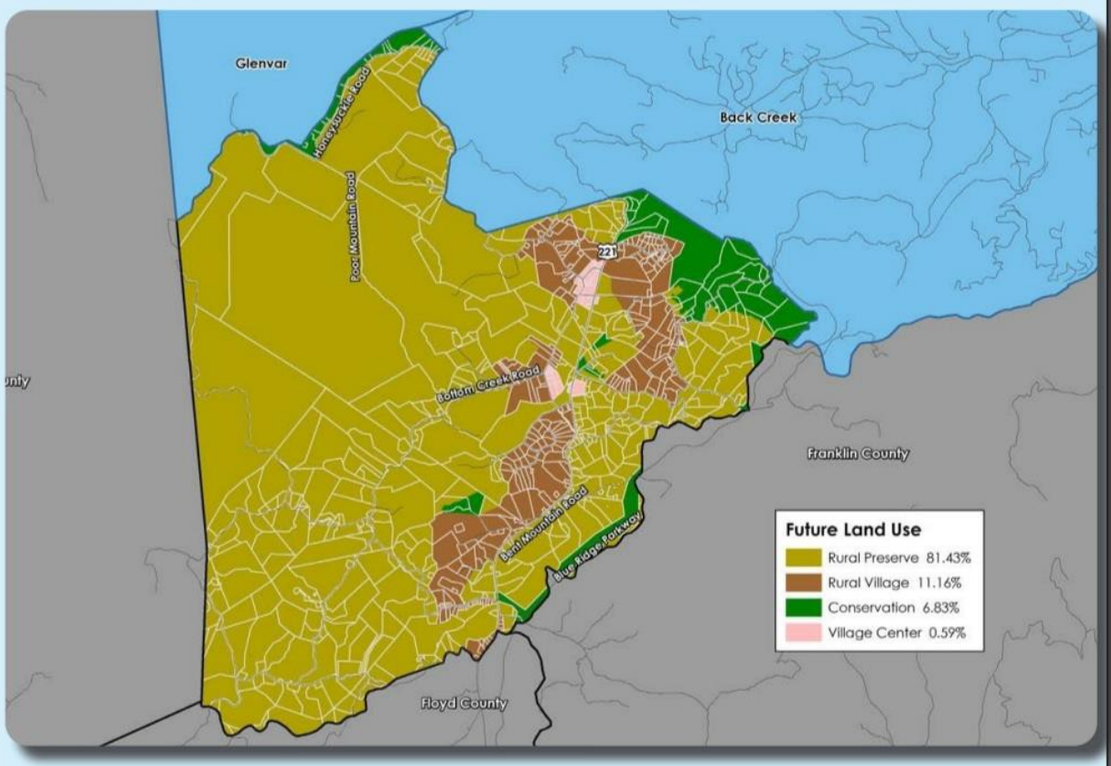
The pipeline route is not on page 12 for future zoning. There are parcels which are not marked for conservation by Rural Preserve even though they are adjacent to wetlands conservation, have steep slopes or they are in an Historic District.
There are inconsistencies this page.

True conservation of steep slopes is lacking. Steep slopes are defined by neighboring counties and by the MVP project itself as being in the 20th percentile range. Given that no Class 1 soil study was ever done on the project and Bent Mountain is known to have highly erodible soils, these areas need to be better identified and with more accurate profiling than to say only slopes of 33 percent will be saved. Many steep slopes are on the interior, not just Poor Mountain.
Mapping the pipeline route accurately with topography will help identify conservation areas. Many of these are near waterways and headwaters of both watersheds.
There are also concerns for changes to zoning along the pipeline route for mixed purposes in zoning which are not striving for the same purposes in conservation. For instance, some adjacent parcels held by the same owners have different zoning intentions. Also, properties which are in Historic Districts have different zoning intentions even though adjacent properties in the same districts are not preserved. Again, topographic maps need to be utilized for preservation of steep slopes, especially impactful waterways, to preserve these areas even though they are on the interior of the plateau.

Future Land Use

The map below shows the future land use designations in the Bent Mountain CPA from the 2005 Comprehensive Plan.

Almost all of the land in Bent Mountain is intended to remain rural and agricultural. 92.6% of the land is designated for Rural Preserve and Rural Village which protects the rural character of the area. 6.8% is designated for Conservation, which forest lands near the Blue Ridge Parkway and the peak of Poor Mountain. The Conservation future land use designation is intended to protect environmental, natural, or cultural features from encroaching development. The remaining 0.5% is designated as Village Center surrounding in the Bent Mountain Fire Station, **the Bent Mountain Center, and the Post Office. These areas are intended to function as a rural village centers that** serve the local area.



See comments on preceding page 19

Selected Additional Concerns with the 200 Plan

We ask that any vote to rezone Bent Mountain be tabled for the Planning Commission vote May 3, 2023 and that these issues be addressed including accurate maps provided to the public for further review and comment. Maps need to include topographic information of steep slopes to assist in correctly identifying properties for steep slopes and accurate conservation and zoning. Maps must also include the pipeline route integrated into the maps beyond page 22, along with topographical overlay, roads and waterways, and the three Historic Districts and their features to be certain of accurate conservation. Maps should reflect the flood plain and 100-year flood to accurately protect water resources as well as stormwater runoff and prevention of sedimentation, runoff and damage to water resources. Protection and preservation of groundwater resources, all rely upon for daily living, is critical before re zoning takes place.

Respectfully yours,

Preserve Bent Mountain

STAFF REPORT

Petitioner:	Terio and Lisa Comerose
Request:	Remove the existing proffered conditions on approximately 14.713 acres of land zoned AVCS, Agricultural/Village Center District with Conditions and Special Use Permit, and AR, Agricultural/Residential District
Location:	9651 Bent Mountain Road, 9744 Tinsley Lane, 9786 Tinsley Lane
Tax Parcels:	#103.00-00-02-21.00-0000; 103.00-02-21.01-0000; 103.00-02-23.00-0000
Magisterial District:	Windsor Hills
Existing Proffered Conditions (To Be Removed):	~~1. The site shall be developed in substantial conformance with the site plan prepared by Pierson Engineering and Surveying, dated November 28, 2011, and the architectural renderings prepared by Interactive Design Group dated July 18, 2011.~~

EXECUTIVE SUMMARY:

Terio and Lisa Comerose are petitioning to remove the existing proffered conditions on approximately 14.713 acres of land zoned AVCS, Agricultural/Village Center District with Conditions and Special Use Permit, and AR, Agricultural/Residential District, located at 9651 Bent Mountain Road, 9744 Tinsley Lane, and 9786 Tinsley Lane, Windsor Hills Magisterial District. The proffered condition is from a 2011 rezoning and states that the site shall be developed in conformance with the concept plan and architectural renderings for a proposed convenience store, private school and office building. The applicants' intent is to construct a single family dwelling on each of the two parcels fronting on Tinsley Lane. The existing Special Use Permit for a convenience store on the parcel fronting on Bent Mountain Road would remain and could be built in the future.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use designation of this area as Rural Preserve. Rural Preserve is a future land use area of mostly undeveloped, outlying lands. These rural regions are generally stable and require a high degree of protection to preserve agricultural, forestall, recreational, and remote rural residential areas. Single family dwelling is an accepted use type at a density of one unit per three acres. The proposed single family dwellings are consistent with the Rural Preserve Future Land Use designation.

1. APPLICABLE REGULATIONS

The Roanoke County Zoning Ordinance defines a single family dwelling as "a site built or modular building designed for or used exclusively as one (1) dwelling unit for permanent occupancy." A single family dwelling is permitted by right in both the AV, Agricultural/Village Center District, and the AR, Agricultural/Residential District. However, since the existing proffered condition states that the site shall be developed in substantial conformance with the site plan (and architectural renderings), and the site plan shows a convenience store, and office building, and a private school and no residential units, the proffer condition must be removed in order for the applicants to be able to construct single family homes.

2. ANALYSIS OF EXISTING CONDITIONS

Background – In 2011, the subject properties were rezoned from AR, Agricultural/Residential District, to AVC, Agricultural/Village Center District with Conditions. In addition, a special use permit was granted for a convenience store. This petition was made by the previous owner, Glenn Reed, with the intention of constructing a convenience store with gas pumps, an office building, and a private school on the site. This rezoning was approved with a proffered condition that the site should be developed in substantial conformance with the submitted site plan and architectural renderings. This concept was never developed and the properties remain vacant. The special use permit is still valid under Section 15.2-2209.1 of the Code of Virginia. The General Assembly of Virginia has extended special use permit approvals and other governmental approvals related addressing the housing crisis and most recently the COVID-19 pandemic.

Topography/Vegetation – The subject parcels are flat and experience very little change in grade. The site is undeveloped open grassland with no established trees or other vegetation.

Surrounding Neighborhood – The property is located off of both Bent Mountain Road and Tinsley Lane. To the north, it adjoins other properties zoned AV, Agricultural/Village Center District. To the northwest, south, and east the site adjoins properties zoned AR, Agricultural/Residential District. The property is less than two hundred yards south of the Bent Mountain Fire and Rescue Station, and is located directly across Bent Mountain Road from a VDOT maintenance facility. Bent Mountain Branch Library, Park, and Post Office are located in close proximity to the south of the subject site.

Community Outreach – Approximately 45 letters were mailed to adjoining property owners and tenants which contained the request, information about the subject parcel, and instructions for how to submit comments, and contact information for staff.

3. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture - No concept plan was submitted with this project. Before development of either the single family dwellings or convenience store could occur, comprehensive site and building plan reviews would be required. These reviews involve multiple agencies including, but not limited to, Roanoke County Building, Engineering, Planning and Zoning, VDOT, Fire and Rescue, and the Virginia Department of Health.

Access/Traffic Circulation – The subject sites are located off of Tinsley Lane and Bent Mountain Road. Both roads are public right-of-ways maintained by VDOT. Any new entrances off of these roads would require review and approval by both VDOT and Roanoke County staff before construction.

Agencies Comments: The following agencies provided comments on this application:

> Office of Building Safety – All construction will need to meet the requirements of the Virginia Uniform Statewide Building Code.
>
> Roanoke County Transportation - The 2020 Rural Bikeway Plan (attached) recommends a bike lane on Route 221/Bent Mountain Road adjacent to the subject parcels. As the Blue Ridge Parkway is a popular route for cyclists, the Roanoke County 200 Plan draft recommendations also include exploring potential bicycle connections to the Blue Ridge Parkway. For these reasons, please consider placing bike racks on the property to accommodate cyclists passing through Bent Mountain. Many cyclists already pass through Bent Mountain on a daily basis, and this number will likely increase in the future.

The Roanoke County 200 Plan draft recommendations (attached) also include evaluating potential pedestrian connections to businesses and destinations in the Bent Mountain community. Please consider constructing sidewalks or shared-use paths along the Bent Mountain and/or Tinsley Lane frontage of the subject parcels.

Full comment with attachments is included with this report.

Stormwater Operations - No comments.

Fire and Rescue – Fire and Rescue does not object to the project and it will not increase the provided services. Fire flow and access requirements would be addressed during the site plan review process where applicable.

General Services – General Services does not see any issues and has no comments.

VDOT –

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 private and 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. Trip generation calculations will be required for this development with the first plan submittal, as well as right and left turn lane warrant calculations.

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.

4. CONFORMANCE WITH ROANOKE COUNTY COMMUNITY PLAN

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use designation of this area as Rural Preserve. Rural Preserve is a future land use area of mostly undeveloped, outlying lands. These rural regions are generally stable and require a high degree of protection to preserve agricultural, forestall, recreational, and remote rural residential areas. Single family dwelling is an accepted use type at a density of one unit per three acres. The proposed single family dwellings are consistent with the Rural Preserve Future Land Use designation.

5. STAFF CONCLUSIONS

Terio and Lisa Comerose are petitioning to remove the existing proffered conditions on approximately 14.713 acres of land zoned AVCS, Agricultural/Village Center District with Conditions and Special Use Permit, and AR, Agricultural/Residential District, located at 9651 Bent Mountain Road, 9744 Tinsley Lane, and 9786 Tinsley Lane, Windsor Hills Magisterial District. The intent is to construct a single family dwelling on each of the two parcels fronting on Tinsley Lane and to retain the existing Special Use Permit to construct a convenience store on the parcel fronting on Bent Mountain Road. The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use designation of this area as Rural Preserve. The single-

family dwellings are consistent with the Rural Preserve Future Land Use Designation.

CASE NUMBER: #5-5/2023
PREPARED BY: Alyssa Dunbar
HEARING DATES: PC: May 2, 2023 BOS: May 23, 2023
ATTACHMENTS: Application Materials
Maps (Aerial, Zoning, Future Land Use)
Photographs
AR District Regulations
AV District Regulations
Ordinance #121311-12
Proffered Site Plan
Proffered Architectural Renderings
Full Transportation Comments with Attachments
Rural Preserve Future Land Use Designation

13.7 AC (20) + 415 = 695 + 5%

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 3/8/23	Received by: T.C. James
Application fee: $729.75	PC/BZA date: 5/2/23
Placards issued:	BOS date: 5/23/23
Case Number: 5-5 12023	

ALL APPLICANTS

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

Applicants name/address w/zip: TERIO AND LISA COMEROSE
AGENT: ANDREW R. STOVER, ESQ.
3140 CHAPARRAL DRIVE, SUITE 200-C
ROANOKE, VA 24018
Phone: (540) 725-8183
Cell #:
Email: astover@opnlaw.com
Contact for Legal Ads: Terio Comerose, below

Owner's name/address w/zip
TERIO K. COMEROSE AND LISA A. COMEROSE
P.O. BOX 6540
GLEN ALLEN, VA 23058
Phone #:
Cell #: (804) 873-6203
Email: cterio@outlook.com

Property Location: 9651 BENT MOUNTAIN ROAD, BENT MOUNTAIN, VA 24059
Magisterial District: WINDSOR HILLS
Community Planning area: BENT MOUNTAIN
Tax Map No.: 103.00-02-21.00-0000
Existing Zoning: AVCS
Size of parcel(s): Acres: 10.228
Existing Land Use: VACANT

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: AVS
Proposed Land Use: VACANT

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ✓ No **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

RECEIVED MAR 10 2023 Community Development

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA	
✓		Consultation
✓		Application
✓		Justification

R/S/W/CP	V/AA	
		8 1/2" x 11" concept plan
		Metes and bounds description
		Water and sewer application

R/S/W/CP	V/AA	
✓		Application fee
		Proffers, if applicable
✓		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

_____ Owner's Signature

Application Requirements

Consultation with the County Planning staff to review the feasibility of the proposal and to obtain recommended procedures and technical assistance. Applicant is encouraged to contact adjoining property owners to inform them of the proposal.

Application must be legible and signed by property owner, contract purchaser, or owner's agent.

Justification stating in general terms the change in use of the property, the effect of the changes on the surrounding area, the reasons for the request, the consistency of the request with the Community Plan, and the consistency of the request with the general purposes of the Zoning Ordinance and the purpose stated at the beginning of the applicable district regulations.

Concept Plan of the proposed project and the ***concept plan checklist*** must be submitted with the applications. Plan must be 8.5" x 11".

Metes and bounds description must accompany rezoning application.

Water and sewer application and planimetric maps must accompany rezoning and special use permit application, if applicable.

List of adjoining property owners including owner's names, addresses (mailing address including zip code) and tax map numbers of all adjoining properties and those directly across any public right-of-way must accompany application, including those in adjacent jurisdictions. Refer to tax records in the County Assessor's office.

Application fees must accompany application and are as follows:

Rezoning – Agri/Single/Two	$415	+ $20/acre or portion thereof
Rezoning – Multi-family	$860	+ $25/acre or portion thereof
Rezoning – Industrial	$840	+ $30/acre or portion thereof
Rezoning – Commercial	$945	+ $32/acre or portion thereof
Land Use Plan Amendment	$710	
Special Use B Landfill	$1,875	
Special Use B Other	$150	
Variance	$190	
Waiver	$190	
Administrative Appeal	$275	
Technology Fee	5% fee on all permit issuing fees	

In addition, the applicant must pay ***legal advertisement fees***. Staff will prepare ad for the applicant and deliver ad to The Roanoke Times. The applicant will be billed by The Roanoke Times for the ad. Please include email and phone number

Public Hearing Notices must be posted at clearly visible locations along the street frontage or property lines of the subject property. Notices will be issued by Planning & Zoning following receipt of the completed application.

For further information or assistance, please contact:

Department of Planning
5204 Bernard Drive, SW P O Box 29800
Roanoke, VA 24018-0798
Phone (540) 772-2068 - Fax (540)776-7155
E-Mail: planning@roanokecountyva.gov

All required items must be submitted before the application deadline.

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received:	Received by:
Application fee:	PC/BZA date:
Placards issued:	BOS date:
Case Number	

ALL APPLICANTS

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

Applicants name/address w/zip Terio and Lisa Comerose
AGENT: Andrew R. Stover, Esq.
3140 Chaparral Drive, suite 200-C
Roanoke, VA 24018
Phone: (540) 725-8183
Cell #: —
Email: astover@woodnlaw.com
Contact for Legal Ads Terio Comerose, below

Owner's name/address w/zip
Terio R. Comerose and Lisa R. Comerose
P.O. Box 6540
Glen Allen, VA 23058
Phone #: —
Cell #: (804) 873-6203
Email: cterio@outlook.com

Property Location
9744 Tinsley Lane
Bent Mountain, VA 24059

Magisterial District: Windsor Hills
Community Planning area: Bent Mountain
Tax Map No.: 103.00-02-21.01-0000
Existing Zoning: AVCS
Size of parcel(s): Acres: 1.582
Existing Land Use: vacant

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: AVS
Proposed Land Use: single-family dwelling, detached

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ✓ No **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA	
		Consultation
		Application
		Justification

R/S/W/CP	V/AA	
		8 1/2" x 11" concept plan
	■	Metes and bounds description
	■	Water and sewer application

R/S/W/CP	V/AA	
		Application fee
	■	Proffers, if applicable
		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

_____ Owner's Signature

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received:	Received by:
Application fee:	PC/BZA date:
Placards issued:	BOS date:
Case Number	

ALL APPLICANTS

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

Applicants name/address w/zip Terio and Lisa Comerose
AGENT: Andrew R. Stover, Esq. 3170 Chaparral Drive Suite 250-C Roanoke, VA 24018
Phone: (540) 725-8183
Cell #:
Email: astover@ogn law.com
Contact for Legal Ads Terio Comerose, below.

Owner's name/address w/zip
Terio R. Comerose and Lisa R. Comerose
P.O. Box 6540
Glen Allen, VA 23058
Phone #:
Cell #: (804) 873-6203
Email: cterio@outlook.com

Property Location
9786 Tinsley Lane
Bent Mountain, VA 24059

Magisterial District: Windsor Hills

Community Planning area: Bent Mountain

Tax Map No.: 103.00-02-23.00-0000

Existing Zoning: Split AR / AVCS

Size of parcel(s): Acres: 2.903

Existing Land Use: Vacant

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: Split AR / AVS
Proposed Land Use: Single Family Dwelling, detached

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☑ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA	
		Consultation
		Application
		Justification

R/S/W/CP	V/AA	
		8 1/2" x 11" concept plan
		Metes and bounds description
		Water and sewer application

R/S/W/CP	V/AA	
		Application fee
		Proffers, if applicable
		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

_____ Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Andrew Stover on behalf of Tyler and Lisa Comerose

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

See attached

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

See attached.

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.

See attached.

Roanoke County Rezoning Application to remove proffered condition applicable to 9651 Bent Mountain Road, Bent Mountain, Virginia 24059 (Tax Map No. 103.00-02-21.00-0000) ("Parcel 1"), 9744 Tinsley Lane, Bent Mountain, Virginia 24059 (Tax Map No. 103.00-02-21.01-0000) ("Parcel 2"), and 9786 Tinsley Lane, Bent Mountain, Virginia 24059 (Tax Map No. 103.00-02-23.00-0000) ("Parcel 3") (collectively, the "Properties"):

Please explain how the request furthers 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.

This request to remove the proffered conditions applicable to the Properties furthers the purposes of the Roanoke County Ordinance as well as the purposes found at the beginning of the AR and AV zoning district classifications.

In 2011, the Roanoke County Board of Supervisors approved Ordinance No. 121311-12 (the "Ordinance"), which rezoned current Parcel 1, Parcel 2, and about one-half (1/2) of Parcel 3 from Agricultural/Residential District ("AR") to Agricultural/Village Center District with Conditions and Special Use ("AVCS"). The Ordinance approved a special use permit for a convenience store and contained one ~~condition~~ proffer that "[t]he site shall be developed in substantial conformance with the site plan prepared by Pierson Engineering and Surveying, dated November 28, 2011, and the architectural renderings prepared by Interactive Design Group dated July 18, 2011 [(the "Original Plan")]." The Original Plan, attached hereto, contemplates a "convenience store with hardware, deli, and gas pumps" off Bent Mountain Road on current Parcel 1, a one-story "school area for 100 students K-12th grade" with an entrance off Tinsley Lane on each of current Parcels 1, 2, and 3, and a twenty-foot landscaping buffer of evergreens in between the school and the convenience store that traverses each of current Parcels 1, 2, and 3. The property subject to the Ordinance was never developed, however, and it was ultimately sold to the current owner in a substantially similar state as that prior to the passing of the Ordinance.

The current owner of the properties subject to the Ordinance purchased the remaining land that makes up the current application and subdivided it to create what is now being referred to as current "Parcel 1," "Parcel 2," and "Parcel 3," or collectively the "Properties." The owner's intent by doing so is to construct a single-family detached dwelling on Parcel 2 as well as a single-family detached dwelling on Parcel 3. The owner is also open to the possibility of constructing a convenience store on Parcel 1, as many in the Bent Mountain community have reached out to the owner to show their support in doing so. As the Ordinance requires development in substantial conformance with the

Original Plan, this rezoning application to remove the proffered condition applicable to the Properties is necessary to allow for the construction of a convenience store on Parcel 1, a single-family detached dwelling on Parcel 2, and a single-family detached dwelling on Parcel 3.

One of the purposes of the Roanoke County Ordinance is to implement the comprehensive plan of Roanoke County (the "Plan"). This request to remove the proffered condition applicable to the Properties furthers this purpose by allowing development in such a way that is otherwise permitted by right in the underlying zoning districts and that is contemplated in the Plan. As the developer of the Original Plan abandoned the project and sold the land, the proffered condition applicable to the Properties will prevent their development and result in the Properties remaining vacant for the foreseeable future.

In a similar vein, this request to remove the proffered condition applicable to the Properties furthers the purposes of both the AR and Agricultural/Village Center ("AV") Districts in particular. It furthers the purposes of the AR District by providing a path for low density residential and institutional uses and an opportunity for rural living in convenient proximity to urban services and employment. It furthers the purposes of the AV District by contributing to the sense of community in the surrounding rural areas and by providing a path for the development of small service and personal service businesses. In both the AR and the AV Districts, single-family detached dwellings are allowed by right and use as a convenience store is permitted by special use permit.

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

General guidelines and policies contained in the Plan include encouraging sustainable economic growth that enhances the quality of life and fosters economic health, encouraging land use development patterns that reflect community values and desires while recognizing the uniqueness of the community, and allowing flexibility in site design to encourage the preservation of unique natural resources and open space. The project conforms to each of these general guidelines and policies by allowing otherwise vacant property to be put to use in a way that is both contemplated by the Plan and permitted in the underlying zoning district. The project contributes to the economic growth of the Bent Mountain community and provides a path forward for use of Parcel 1 in such a way that would enhance the quality of life and foster economic health for the residents of Bent Mountain. As the proffered condition limits development of the Properties to the Original Plan, its removal provides the flexibility in site design needed to put the Properties to economical use.

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 impact of this request on the Properties themselves, the adjoining properties, and the surrounding area is to allow the Properties' development and to do so in such a way that does not require substantial conformance with the Original Plan's contemplation of use as a school. As the developer of the Original Plan abandoned the project, the Properties are prevented from use at all except in a very limited way. Without this request and the removal of the proffered condition, the Properties will remain vacant unless and until a subsequent owner thereof is ready, willing, and able to develop the Properties in substantial conformance with Original Plan. Vis-à-vis the Original Plan, the request provides a path forward for a much less intense use of the Properties than that contemplated by the Original Plan.

The impact of this request on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue, is much less than that contemplated by the Original Plan. As stated above, the request provides a path forward for a much less intense use of the Properties than that contemplated by the Original Plan, which will naturally result in less demand and strain on the existing public services and facilities that service the area.

JUSTIFICATION FOR VARIANCE REQUEST

Applicant _____

The of Zoning Appeals is required by Section 15.2-2309 of the Code of Virginia to consider the following factors before a variance can be granted. Please read the factors listed below carefully and in your own words, describe how the request meets each factor. If additional space is needed, use additional sheets of paper.

1. The variance shall not be contrary to the public interest and shall be in harmony with the intended spirit and purpose of the Zoning Ordinance.

2. The variance will not be of a substantial detriment to the adjacent properties or the character of the district.

3. Evidence supporting claim:

JUSTIFICATION FOR ADMINISTRATIVE APPEAL REQUEST

Applicant _____

Please respond to the following as thoroughly as possible. If additional space is needed, use additional sheets of paper.

1. Reasons for appeal:

2. Evidence supporting claim:

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

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

Community Development Planning & Zoning Division

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

Terio and Lisa Comerosa, Agent: Andrew P. Stover, Esq.
Name of Petition

Petitioner's Signature

3/8/23
Date

List of Adjoining Property Owners (names, mailing addresses, and tax map numbers, including those directly across public rights of way):

David A. Deel and Larhonda L. Deel
9615 Bent Mountain Road
Bent Mountain, Virginia 24059
Tax Map No. 103.00-02-16.00-0000

Bent Mountain Point, LLC
23 Franklin Road
Roanoke, Virginia 24011
Tax Map No. 103.00-02-17.00-0000

Site address: 9607 Bent Mountain Road
Bent Mountain, Virginia 24059

Bent Mountain Point, LLC
23 Franklin Road
Roanoke, Virginia 24011
Tax Map No. 103.00-02-18.00-0000

Site address: 9732 Tinsley Lane
Bent Mountain, Virginia 24059

Amelia A. Molitoriss
9759 Bent Mountain Road
Bent Mountain, Virginia 24059
Tax Map No. 103.00-02-22.00-0000

Bent Mountain Farms, LLC
Attn: David Higginbotham
5315 Fox Den Road
Roanoke, Virginia 24018
Tax Map No. 103.00-02-24.00-0000

Site address: 0 Tinsley Lane
Bent Mountain, Virginia 24059

Bent Mountain Farms, LLC
Attn: David Higginbotham
5315 Fox Den Road
Roanoke, Virginia 24018
Tax Map No. 103.00-02-25.01-0000

Site address: 9809 Tinsley Lane
Bent Mountain, Virginia 24059

Bent Mountain Farms, LLC
Attn: David Higginbotham
5315 Fox Den Road
Roanoke, Virginia 24018
Tax Map No. 103.00-02-20.00-0000

Site address: 0 Tinsley Lane
Bent Mountain, Virginia 24059

Carson L. King and Sylvia P. King
9755 Tinsley Lane
Bent Mountain, Virginia 24059
Tax Map No. 103.00-02-19.00-0000

Commonwealth of Virginia
9700 Bent Mountain Road
Bent Mountain, Virginia 24059
Tax Map No. 103.00-03-48.00-0000

William D. Carlisle and Lisa A. Carlisle
9736 Bent Mountain Road
Bent Mountain, Virginia 24059
Tax Map No. 103.00-03-50.00-0000

INSTRUMENT No:

KNOW ALL MEN BY THESE PRESENT TO WIT:

THAT TERIO KIM COMEROSE AND LISA RENEE COMEROSE ARE THE FEE SIMPLE OWNERS OF LAND SHOWN HEREON BOUNDED BY CORNERS 6, 7, 8, 11, 5 TO 6, INCLUSIVE AND BEING ALL OF THE LAND CONVEY TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 202210312.

THAT TERIO KIM COMEROSE AND LISA RENEE COMEROSE ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN HEREON BOUNDED BY CORNERS 1, 2, 3, 4, 5, 11, 8, 9, 10, TO 1, INCLUSIVE AND BEING ALL THE LAND CONVEYED TO SAID OWNERS BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 202210313.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND IN ACCORDANCE WITH SECTION 15.2-2240 THROUGH 15.2-2279 OF THE CODE VIRGINIA 1950 (AS AMENDED TO DATE) AND WITH THE SUBDIVISION ORDINANCE OF THE COUNTY OF ROANOKE, VIRGINIA (AS AMENDED TO DATE)

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

TERIO KIM COMEROSE — DATE

LISA RENEE COMEROSE — DATE

STATE OF _____

_____ OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT TERIO KIM COMEROSE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES ON: _____ REGISTRATION NO.: _____

NOTARY PUBLIC

STATE OF _____

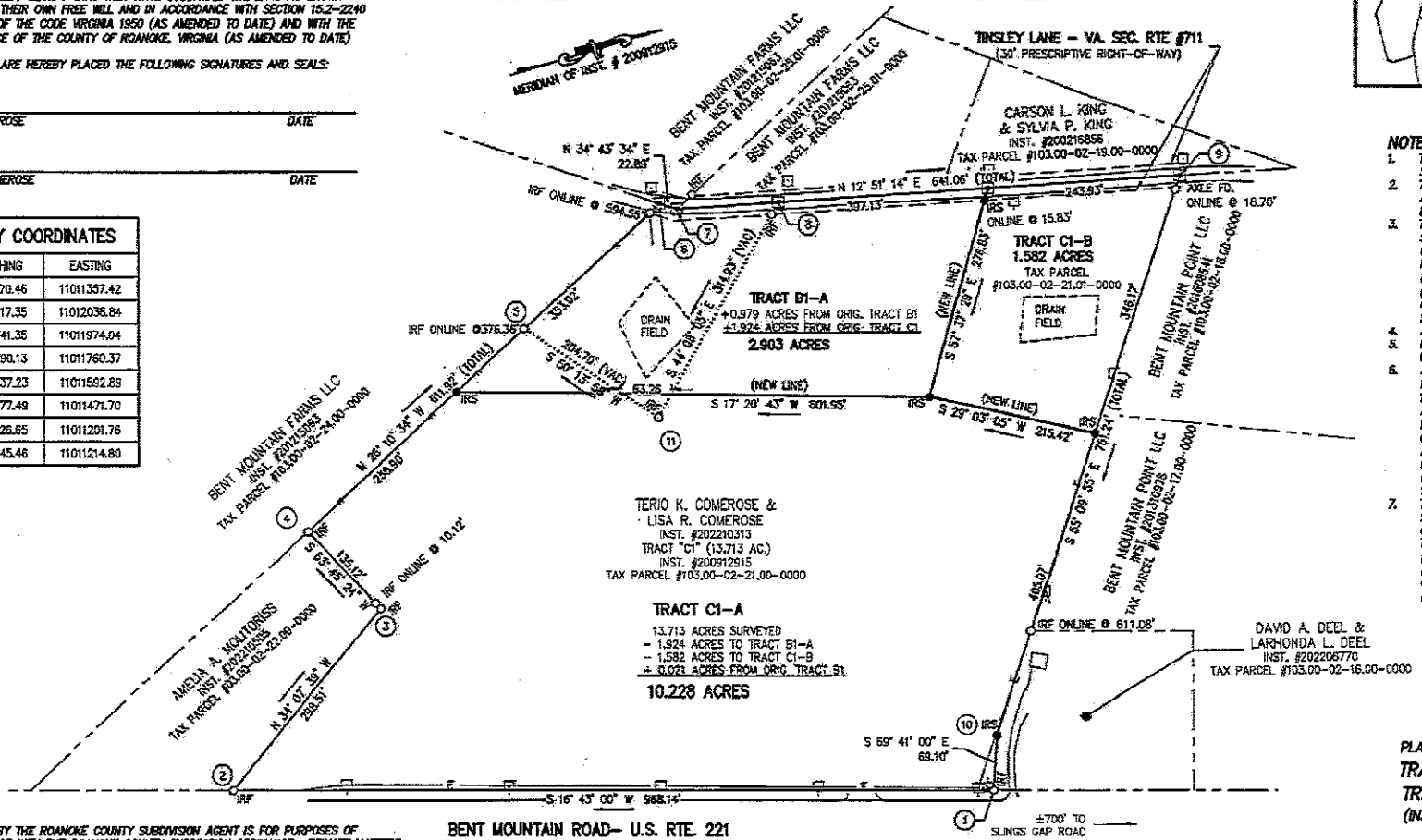
_____ OF _____

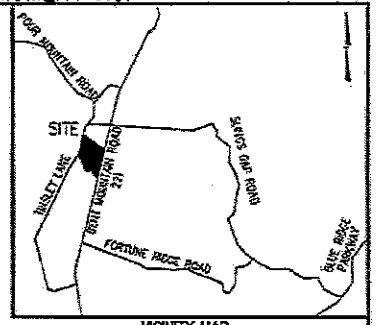
I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT LISA RENEE COMEROSE, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES ON: _____ REGISTRATION NO.: _____

NOTARY PUBLIC

BOUNDARY COORDINATES		
POINT	NORTHING	EASTING
9	3588170.46	11011357.42
1	3587717.35	11012038.84
10	3587741.35	11011974.04
2	3586790.13	11011760.37
3	3587037.23	11011582.89
4	3586977.49	11011471.70
6	3587526.65	11011201.76
7	3587545.46	11011214.80





VICINITY MAP
(NOT TO SCALE)

NOTES:

1. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INCLUDE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA, AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0236G, MAP REVISED SEPTEMBER 28, 2007, ZONE "X" (UNSHADED). THIS DETERMINATION IS BASED ON SAID MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
4. ALL VISIBLE EASEMENTS ARE SHOWN.
5. PRIVATE WELL AND SEPTIC SYSTEM WILL BE USED ON ALL LOTS.
6. ALL LOTS SHOWN ON THIS SUBDIVISION PLAT HAVE BEEN EVALUATED BY THE PERSONNEL OF THE VIRGINIA DEPARTMENT OF HEALTH AND/OR AN AUTHORIZED ON-SITE SOIL EVALUATOR AND HAVE MET THE CRITERIA AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA SEWAGE HANDLING AND DISPOSAL REGULATIONS ENTITLED 32I CODE OF VIRGINIA, AS AMENDED TO DATE, AND EACH LOT OR PARCEL IS ELIGIBLE FOR A SEPTIC PERMIT.
7. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ROANOKE COUNTY.

APPROVED:

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

SUBDIVISION AGENT FOR ROANOKE COUNTY PLANNING COMMISSION — DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT _____ O'CLOCK _M. ON THIS _____ DAY OF _____, 2022.

TESTEE: STEVE MCGRAW, CLERK

BY: _____ DEPUTY CLERK

LEGEND:

- IRS ● – IRON ROD SET
- IRF ○ – IRON ROD FOUND
- ▣ – CALCULATED POINT
- ⊡ – POWER POLE
- FD – FOUND
- VAC – HEREBY VACATED
- AC – ACRE
- –x–x– – FENCE LINE
- –E– – OVERHEAD ELECTRIC

COMMONWEALTH OF VIRGINIA
TIMOTHY W. CALDWELL
Lic. No. 3105
10/19/2022
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TIMOTHY W. CALDWELL

0 50' 100' 200'
SCALE: 1" = 100'

Mattern & Craig
ENGINEERS◆SURVEYORS
701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
FAX (540) 345-7691

PLAT SHOWING RE-SUBDIVISION OF
TRACT B1 (1.000 ACRE) &
TRACT C1 (13.713 ACRES)
(INSTRUMENT NUMBER 200912915)
PROPERTY OF
TERIO K. COMEROSE &
LISA R. COMEROSE
(INSTRUMENT NUMBER 202210312 & 202210313)
CREATING HEREON
TRACT B1-A (2.903 AC.),
TRACT C1-A (10.228 AC.),
AND TRACT C1-B (1.582 AC.)
WINDSOR HILLS MAGISTERIAL DISTRICT
THE COUNTY OF ROANOKE, VIRGINIA

BEING SITUATE AT
9651 BENT MOUNTAIN ROAD
SCALE: 1" = 100' DATE: OCTOBER 19, 2022
M&C COMM. No. 4366

SHEET 1 OF 1

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, DECEMBER 13, 2011

ORDINANCE 121311-12 REZONING 13.7 ACRES FROM AR, AGRICULTURAL/RESIDENTIAL DISTRICT, TO AV, AGRICULTURAL/ VILLAGE CENTER DISTRICT, FOR PRIMARY/SECONDARY EDUCATIONAL FACILITIES AND GENERAL OFFICE USE AND TO OBTAIN A SPECIAL USE PERMIT FOR A CONVENIENCE STORE LOCATED AT 9651 BENT MOUNTAIN ROAD, WINDSOR HILLS MAGISTERIAL DISTRICT (TAX MAP NO. 103.00-02-21.00), UPON THE APPLICATION OF GLENN REED

WHEREAS, the first reading of this ordinance was held on September 27, 2011, and the second reading and public hearing were held December 13, 2011; and,

WHEREAS, the Roanoke County Planning Commission held public hearings on this matter on October 4, 2011 and December 5, 2011; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the Board finds that the granting of a special use permit to Glenn Reed for a convenience store located at 9651 Bent Mountain Road in the Windsor Hills Magisterial District is substantially in accord with the adopted 2005 Community Plan, as amended, pursuant to the provisions of Section 15.2-2232 of the 1950 Code of Virginia, as amended, and that it shall have a minimum adverse impact on the surrounding neighborhood or community, and said special use permit is hereby approved.

2. That the zoning classification of a certain tract of real estate containing approximately 13.7 acres, as described herein, and located at 9651 Bent Mountain Road (Tax Map Number 103.00-02-21.00) in the Windsor Hills Magisterial District, is hereby changed from the zoning classification of AR, Agricultural/Residential District, to the zoning

classification of AV, Agricultural/Village Center District.

3. That this action is taken upon the application of Glenn Reed.

4. That the owner of the property has voluntarily proffered in writing the following condition which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) The site shall be developed in substantial conformance with the site plan prepared by Pierson Engineering and Surveying, dated November 28, 2011, and the architectural renderings prepared by Interactive Design Group dated July 18, 2011.

5. That said real estate is more fully described as follows:

Being 13.7 acres of real estate located at 9651 Bent Mountain Road and further described as Tax Map No. 103.00-02-21.00.

6. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Elswick to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Moore, Altizer, Flora, Elswick, Church

NAYS: None

A COPY TESTE:

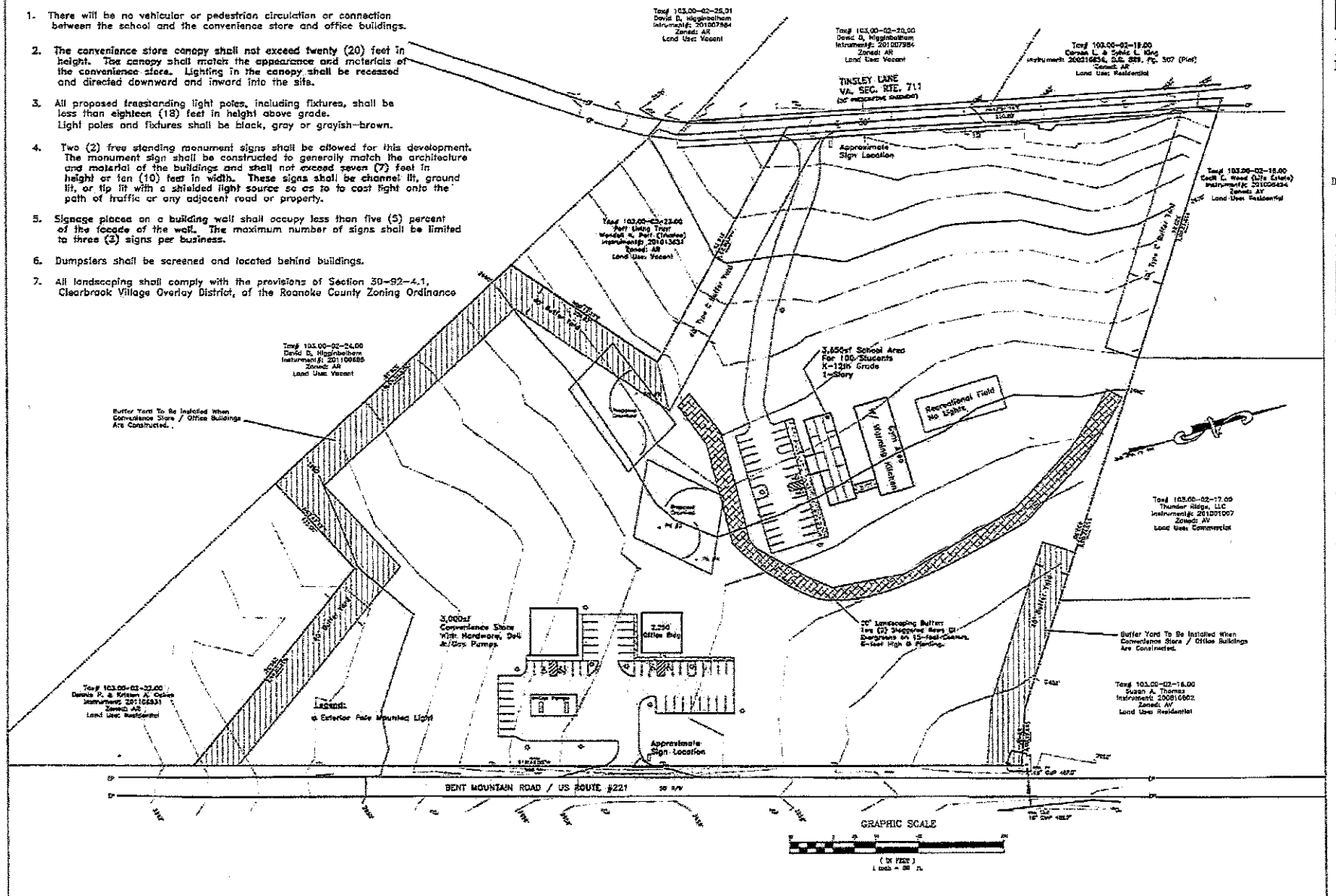
Deborah C. Jacks
Clerk to the Board of Supervisors

cc: Arnold Covey, Director of Community Development
Tarek Moneir, Deputy Director of Development
Philip Thompson, Deputy Director of Planning

William Driver, Director of Real Estate Valuation
Paul Mahoney, County Attorney
John Murphy, Zoning Administrator

General Notes:

1. There will be no vehicular or pedestrian circulation or connection between the school and the convenience store and office buildings.
2. The convenience store canopy shall not exceed twenty (20) feet in height. The canopy shall match the appearance and materials of the convenience store. Lighting in the canopy shall be recessed and directed downward and inward into the site.
3. All proposed freestanding light poles, including fixtures, shall be less than eighteen (18) feet in height above grade. Light poles and fixtures shall be black, gray or grayish-brown.
4. Two (2) free standing monument signs shall be allowed for this development. The monument sign shall be constructed to generally match the architecture and material of the buildings and shall not exceed seven (7) feet in height or ten (10) feet in width. These signs shall be channel lit, ground lit, or tip lit with a shielded light source so as to to cast light onto the path of traffic or any adjacent road or property.
5. Signage placed on a building wall shall occupy less than five (5) percent of the facade of the wall. The maximum number of signs shall be limited to three (3) signs per business.
6. Dumpsters shall be screened and located behind buildings.
7. All landscaping shall comply with the provisions of Section 30-92-4.1, Clearbrook Village Overlay District, of the Roanoke County Zoning Ordinance



DATE: 11/28/2011

REVISIONS

PIERSON
ENGINEERING
&
SURVEYING

P.O. BOX 311
44 CATAWROAD
DALEVILLE, VA 24083

(540) 966-3027 TEL
(540) 966-5906 FAX
e-mail: rpierson@rbnet.com

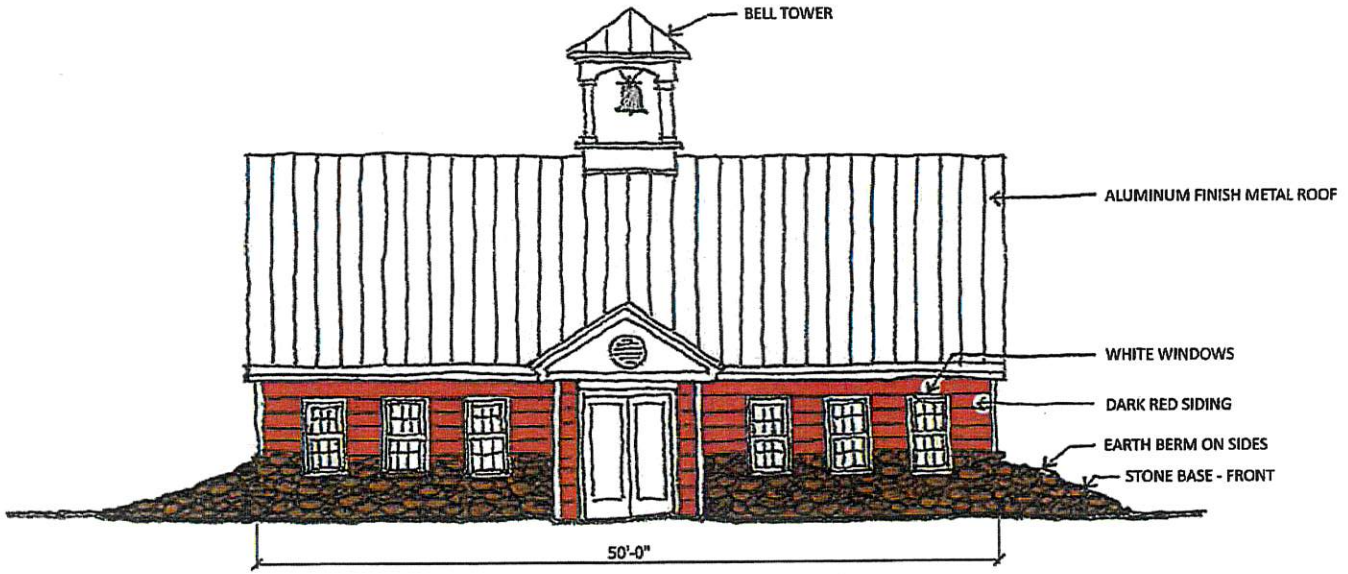
PRELIMINARY SITE PLAN
FOR
GLENN REED
ROANOKE COUNTY, VIRGINIA

PRELIMINARY
PLAN

11/28/2011
ROBERT P. PIERSON
NO. 023842
PROFESSIONAL ENGINEER

COMMISSION
R201050

SHEET
1



SCHOOL HOUSE

1/8" = 1'-0" | 01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

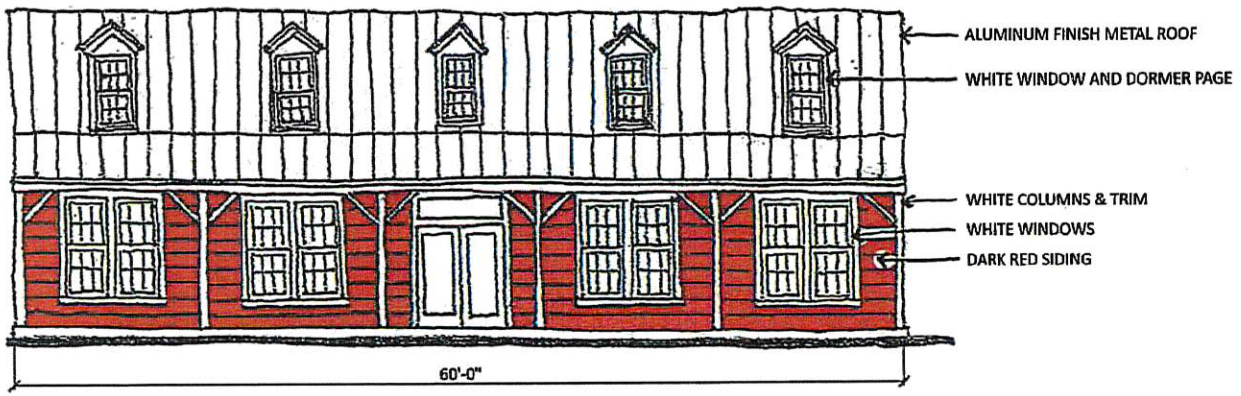
PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-101



COUNTRY STORE

1/8" = 1'-0" | 01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

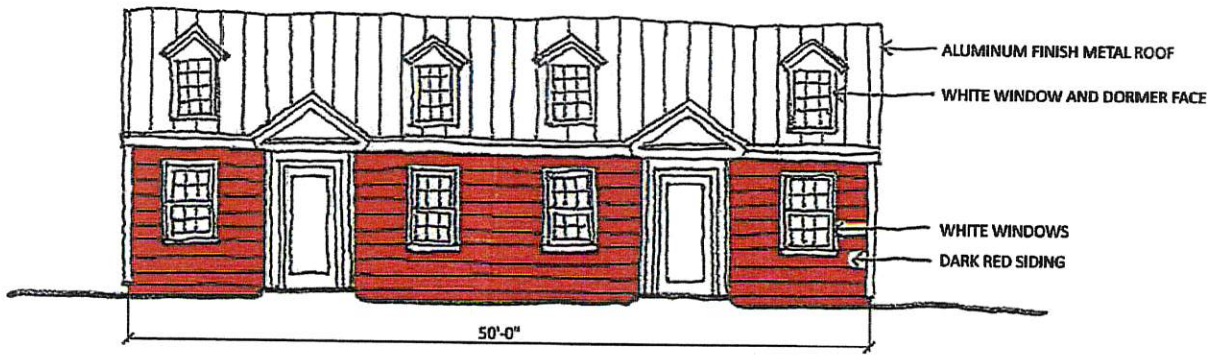
PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-102



OFFICE / RETAIL

1/8" = 1'-0" 01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

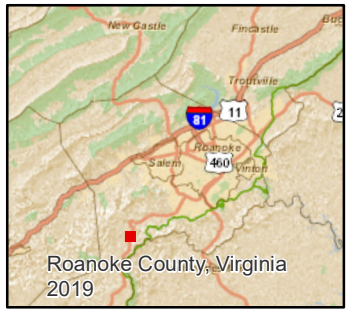
PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-103



Aerial Map

Terio and Lisa Comerose

9651 Bent Mountain Rd Lot
Size: 10.228 Acres
Existing Zoning: AVCS
Proposed Zoning: AVS

9786 Tinsley Ln
Lot Size: 2.903 Acres
Existing Zoning: AR / AVCS
Proposed Zoning: AR / AVS

9744 Tinsley Ln
Lot Size: 1.582 Acres
Existing Zoning: AVCS
Proposed Zoning: AVS

Total Lot Size:14.7 Acres

Total AVCS Area:13.7 Acres

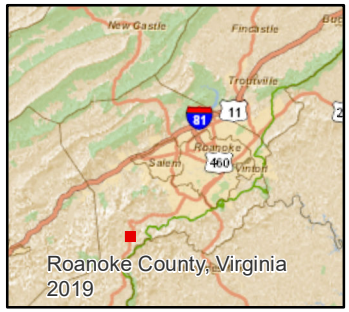
Magisterial District:
Windsor Hills

Subject Sites

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

Feet
0 145 290 580
Date: 3/16/2023 1:4,514

Roanoke County, Va 2022, Roanoke County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Zoning Map

Terio and Lisa Comerose

9651 Bent Mountain Rd Lot
Size: 10.228 Acres
Existing Zoning: AVCS
Proposed Zoning: AVS

9786 Tinsley Ln
Lot Size: 2.903 Acres
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Proposed Zoning: AR / AVS

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Lot Size: 1.582 Acres
Existing Zoning: AVCS
Proposed Zoning: AVS

Total Lot Size: 14.7 Acres

Total AVCS Area: 13.7Acres

Magisterial District:
Windsor Hills

Zoning

- AR
- AV

Subject Sites

Roanoke Co. Planning
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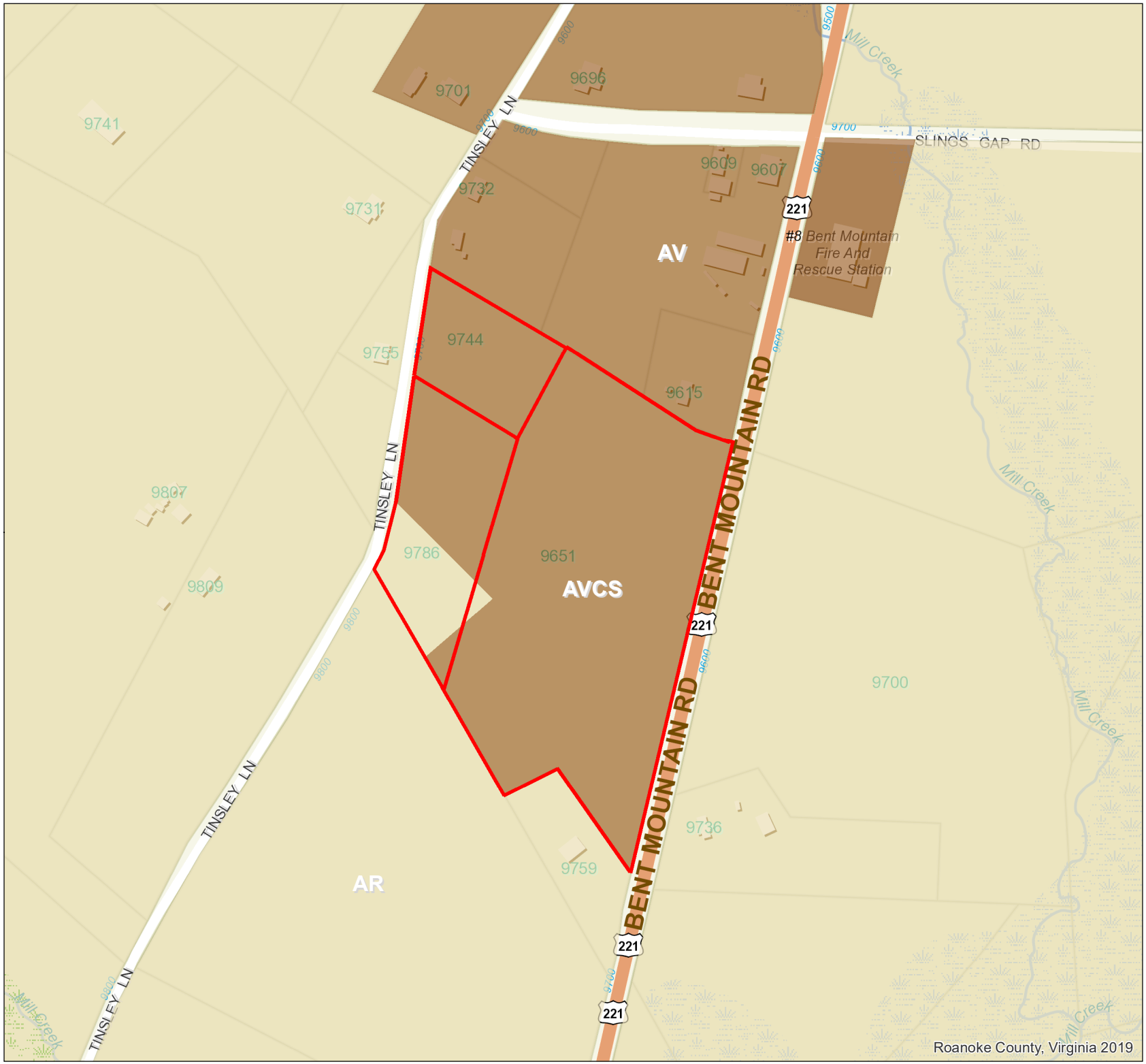
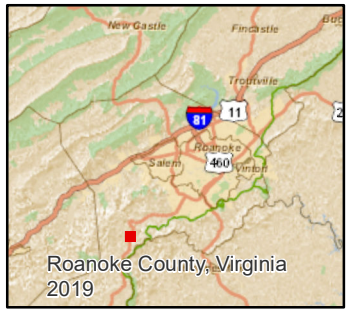




Future Land Use Map

Terio and Lisa Comerose

9651 Bent Mountain Rd Lot
Size: 10.228 Acres
Existing Zoning: AVCS
Proposed Zoning: AVS

9786 Tinsley Ln
Lot Size: 2.903 Acres
Existing Zoning: AR / AVCS
Proposed Zoning: AR / AVS

9744 Tinsley Ln
Lot Size: 1.582 Acres Existing Zoning: AVCS
Proposed Zoning: AVS

Total Lot Size: 14.7 Acres
Total AVCS Area: 13.7Acres

Magisterial District:
Windsor Hills

Future Land Use

- Conservation
- Rural Preserve
- Rural Village
- Village Center
- Subject Sites

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

Feet
0 145 290 580
Date: 3/16/2023 1:4,514




VDOT
VIRGINIA DEPARTMENT OF TRANSPORTATION
BENT MOUNTAIN SUB AREA HEADQUARTERS
9700 Bent Mtn Rd


ROANOKE COUNTY
NOTICE OF HEARING
A PUBLIC HEARING IS SCHEDULED TO CONSIDER A
REZONING FROM AR/AVCO TO AR/AVS
SPECIAL USE PERMIT FOR
VARIANCE TO SECTION
IN ORDER TO Rezone Assembly Interior Changes
LOCATION: Gt Ct Bern Mtn Rd 9744 + 9780 Tuscaloosa
ROANOKE COUNTY PLANNING COMMISSION
ROANOKE COUNTY BOARD OF ZONING APPEALS
WILL HEAR THIS PETITION ON Mar 2nd AT 7 P.M.
ROANOKE COUNTY ADMINISTRATION CENTER,
5204 BERNARD DRIVE
FOR MORE INFORMATION, CALL (540) 772-2068
RESCUE SQUAD


NOTICE OF HEARING


OF HEARING







SEC. 30-34. AR AGRICULTURAL/RESIDENTIAL DISTRICT.

Sec. 30-34-1. Purpose.

(A) These areas are generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. These areas provide an opportunity for rural living in convenient proximity to urban services and employment. Agricultural uses should be encouraged to be maintained. Over time, however, these areas are expected to become increasingly residential in character, with residential development becoming the dominant use over agricultural and more rural type uses. The purpose of this district, consistent with the Rural Village land use category in the comprehensive plan, is to maintain these areas essentially in their rural state, consistent with the level of services anticipated by the county. These areas are generally suitable for low density residential development and other compatible land uses.

(Ord. No. 62795-10, 6-27-95; Ord. No. 042799-11, § 1f., 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-34-2. 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 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, Emergency *

   Multiple Dog Permit *

   Residential Human Care Facility

   Single Family Dwelling, Detached

Single Family Dwelling, Detached (Zero Lot Line Option) *

3. *Civic Uses*

   Community Recreation *

   Family Day Care Home *

   Park and Ride Facility *

   Public Parks and Recreational Areas *

   Religious Assembly *

   Utility Services, Minor

4. *Commercial Uses*

   Bed and Breakfast *

   Short-Term Rental *

   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. *Residential Uses*

   Alternative Discharging Sewage Systems *

2. *Civic Uses*

   Camps *

   Cemetery *

   Crisis Center

   Day Care Center *

   Educational Facilities, Primary/Secondary *

   Safety Services *

   Utility Services, Major *

3. *Commercial Uses*

   Antique Shops *

   Golf Course

   Kennel, Commercial *

   Special Events Facility *

   Studio, Fine Arts

4. *Industrial Uses*

Custom Manufacturing *

Resource Extraction *

5. *Miscellaneous Uses*

Broadcasting Tower *

Outdoor Gatherings *

(Ord. No. 42793-20, § II, 4-27-93; 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. 111213-15 , § 1, 11-12-13; Ord. No. 062816-4 , § 1, 6-28-16; Ord. No. 082818-8 , § 1, 8-28-18; Ord. No. 091019-4 , § 1, 9-24-20; Ord. No. 020921-8 , § 1, 2-9-21)

Sec. 30-34-3. 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: 110 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
    a. Area: 30,000 square feet
    b. Frontage: 100 feet on a publicly owned and maintained street.
3. Lots served by both public sewer and water:
    a. Area: 25,000 square feet
    b. Frontage: 90 feet on a publicly owned and maintained street.

(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: 15 feet
    b. Accessory structures: 15 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: 25 percent of the total lot area.
2. Lot coverage: 50 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 111213-15 , § 1, 11-12-13)

SEC. 30-36. AV AGRICULTURAL/VILLAGE CENTER DISTRICT.

Sec. 30-36-1. Purpose.

(A) The purpose of the AV, agricultural/village center district is to establish areas which will serve as the focal point for cultural and commercial activity of the rural service areas of the county, as envisioned in the comprehensive plan land use category of the same name. The density recommended for these areas is intended to average between one (1) and three (3) units per acre. Small country stores, family restaurants, and similar small service and personal service businesses, in addition to public and institutional buildings such as schools, post offices and places of religious assembly, are commonly found at these crossroad locations. These areas bring a sense of community to the surrounding rural areas, with an emphasis on providing the essential goods and services to rural residents, but are not intended as employment destinations for urban residents. New development should therefore be carefully considered for its compatibility with the surrounding development and the purpose and intent of this district. Any expansion of these areas should be contiguous to existing village center areas to avoid leap-frog commercial development. Similarly additional development may warrant additional public services, such as community sewer and water systems.

(Ord. No. 042799-11, §§ 1f., 2, 4-27-99; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-36-2. 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 Winery *

   Stable, Private *

   Wayside Stand *

2. *Residential Uses*

   Accessory Apartment *

   Home Beauty/Barber Salon *

   Home Occupation, Type II *

   Manufactured Home *

   Manufactured Home, Emergency *

   Multiple Dog Permit *

   Residential Human Care Facility

Single-Family Dwelling, Attached *

Single-Family Dwelling, Detached

Two-Family Dwelling *

3. *Civic Uses*

Administrative Services

Clubs *

Community Recreation *

Cultural Services

Day Care Center *

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Park and Ride Facility *

Post Office

Public Parks and Recreational Areas *

Religious Assembly *

Safety Services *

Utility Services, Minor

4. *Office Uses*

Financial Institutions *

General Office *

Medical Office *

5. *Commercial Uses*

Agricultural Services *

Antique Shops *

Bed and Breakfast *

Consumer Repair Services

Personal Improvement Services

Personal Services

Restaurant, General *

Short-Term Rental *

Studio, Fine Arts

Veterinary Hospital/Clinic

6. *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*

   Stable, Commercial *

2. *Residential Uses*

   Alternative Discharging Sewage Systems *

   Multi-family Dwelling *

   Townhouse *

3. *Civic Uses*

   Adult Care Residences

   Cemetery *

   Crisis Center

   Halfway House

   Life Care Facility

   Nursing Home

   Utility Services, Major *

4. *Commercial Uses*

   Automobile Repair Services, Minor *

   Automobile Parts/Supply, Retail *

   Bed and Breakfast Inn *

   Boarding House

   Business Support Services

   Commercial Outdoor Sports and Recreation

   Construction Sales and Services *

   Convenience Store *

   Country Inn *

   Equipment Sales and Rental *

   Fuel Center*

   Funeral Services

   Garden Center *

   Gasoline Station *

   Kennel, Commercial *

   Mini-warehouse *

Restaurant, Drive In or Fast Food *

Retail Sales *

Special Events Facility *

5. *Industrial Uses*

Construction Yards *

Custom Manufacturing *

Recycling Centers and Stations *

6. *Miscellaneous Uses*

Outdoor Gatherings *

(Ord. No. 42793-20, § II, 4-27-93; Ord. No. 82493-8, § 2, 8-24-93; 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. 052411-9 , § 1, 5-24-11; Ord. No. 111213-15 , § 1, 11-12-13; Ord. No. 062816-4 , § 1, 6-28-16; Ord. No. 082818-8 , § 1, 8-28-18; Ord. No. 020921-8 , § 1, 2-9-21)

Sec. 30-36-3. 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: 25,000 square feet
    b. Frontage: 85 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water:
    a. Area: 20,000 square feet
    b. Frontage: 75 feet on a publicly owned and maintained street.
3. Lots served by both public sewer and water:
    a. Area: 15,000 square feet
    b. Frontage: 60 feet on a publicly owned and maintained street.

(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: 10 feet
    b. Accessory structures: 10 feet behind front building line or 3 feet behind rear building line.
3. Rear yard:

a. Principal structures: 25 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. All structures: 45 feet

(D) *Maximum coverage.*

1. Building coverage: 35 percent of the total lot area.

2. Lot coverage: 75 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 111213-15 , § 1, 11-12-13)

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, DECEMBER 13, 2011

ORDINANCE 121311-12 REZONING 13.7 ACRES FROM AR, AGRICULTURAL/RESIDENTIAL DISTRICT, TO AV, AGRICULTURAL/ VILLAGE CENTER DISTRICT, FOR PRIMARY/SECONDARY EDUCATIONAL FACILITIES AND GENERAL OFFICE USE AND TO OBTAIN A SPECIAL USE PERMIT FOR A CONVENIENCE STORE LOCATED AT 9651 BENT MOUNTAIN ROAD, WINDSOR HILLS MAGISTERIAL DISTRICT (TAX MAP NO. 103.00-02-21.00), UPON THE APPLICATION OF GLENN REED

WHEREAS, the first reading of this ordinance was held on September 27, 2011, and the second reading and public hearing were held December 13, 2011; and,

WHEREAS, the Roanoke County Planning Commission held public hearings on this matter on October 4, 2011 and December 5, 2011; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the Board finds that the granting of a special use permit to Glenn Reed for a convenience store located at 9651 Bent Mountain Road in the Windsor Hills Magisterial District is substantially in accord with the adopted 2005 Community Plan, as amended, pursuant to the provisions of Section 15.2-2232 of the 1950 Code of Virginia, as amended, and that it shall have a minimum adverse impact on the surrounding neighborhood or community, and said special use permit is hereby approved.

2. That the zoning classification of a certain tract of real estate containing approximately 13.7 acres, as described herein, and located at 9651 Bent Mountain Road (Tax Map Number 103.00-02-21.00) in the Windsor Hills Magisterial District, is hereby changed from the zoning classification of AR, Agricultural/Residential District, to the zoning

classification of AV, Agricultural/Village Center District.

3. That this action is taken upon the application of Glenn Reed.

4. That the owner of the property has voluntarily proffered in writing the following condition which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) The site shall be developed in substantial conformance with the site plan prepared by Pierson Engineering and Surveying, dated November 28, 2011, and the architectural renderings prepared by Interactive Design Group dated July 18, 2011.

5. That said real estate is more fully described as follows:

Being 13.7 acres of real estate located at 9651 Bent Mountain Road and further described as Tax Map No. 103.00-02-21.00.

6. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Elswick to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Moore, Altizer, Flora, Elswick, Church

NAYS: None

A COPY TESTE:

Deborah C. Jacks
Clerk to the Board of Supervisors

cc: Arnold Covey, Director of Community Development
Tarek Moneir, Deputy Director of Development
Philip Thompson, Deputy Director of Planning

William Driver, Director of Real Estate Valuation
Paul Mahoney, County Attorney
John Murphy, Zoning Administrator

General Notes:

1. There will be no vehicular or pedestrian circulation or connection between the school and the convenience store and office buildings.

2. The convenience store canopy shall not exceed twenty (20) feet in height. The canopy shall match the appearance and materials of the convenience store. Lighting in the canopy shall be recessed and directed downward and inward into the site.

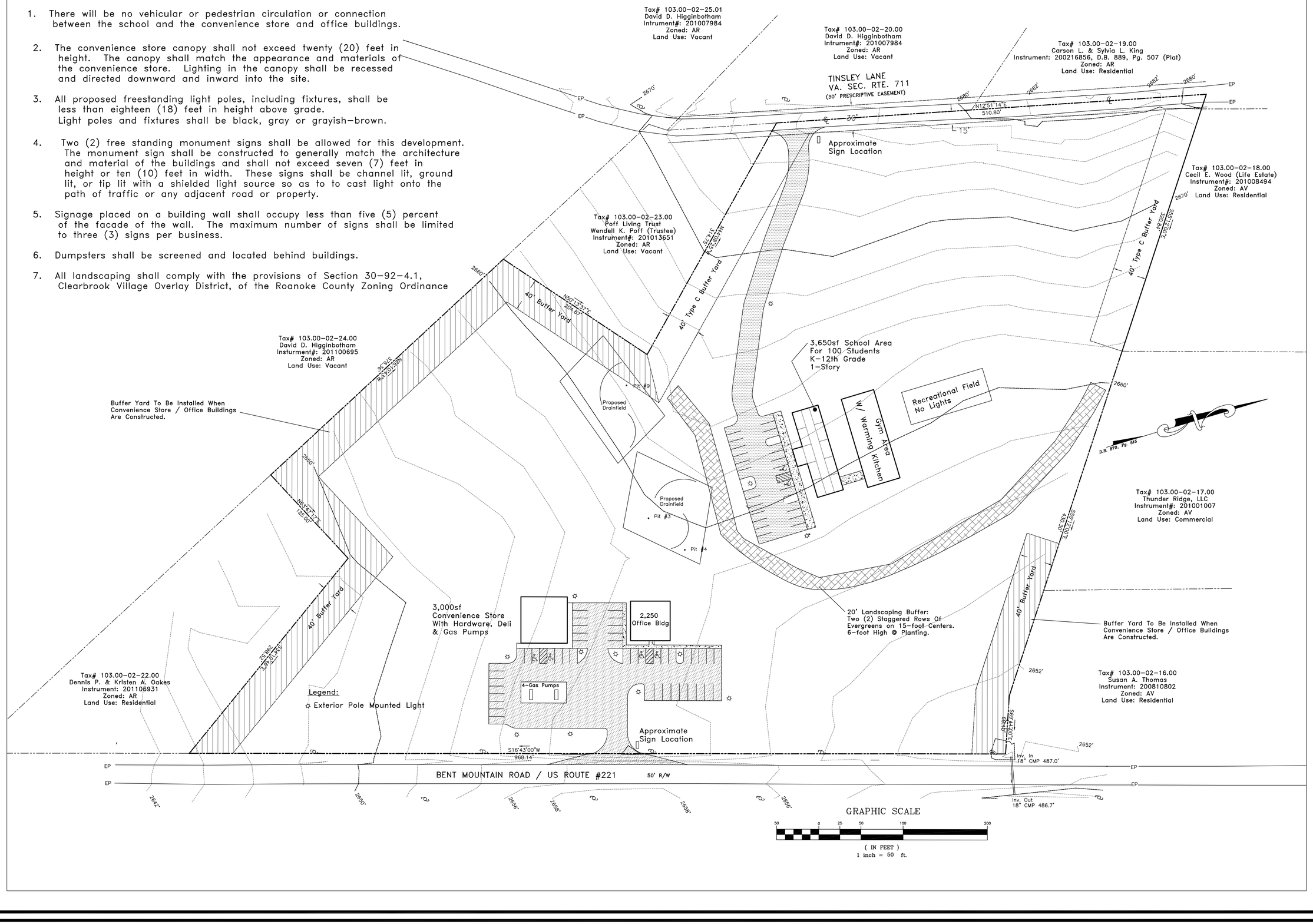
3. All proposed freestanding light poles, including fixtures, shall be less than eighteen (18) feet in height above grade. Light poles and fixtures shall be black, gray or grayish-brown.

4. Two (2) free standing monument signs shall be allowed for this development. The monument sign shall be constructed to generally match the architecture and material of the buildings and shall not exceed seven (7) feet in height or ten (10) feet in width. These signs shall be channel lit, ground lit, or tip lit with a shielded light source so as to to cast light onto the path of traffic or any adjacent road or property.

5. Signage placed on a building wall shall occupy less than five (5) percent of the facade of the wall. The maximum number of signs shall be limited to three (3) signs per business.

6. Dumpsters shall be screened and located behind buildings.

7. All landscaping shall comply with the provisions of Section 30-92-4.1, Clearbrook Village Overlay District, of the Roanoke County Zoning Ordinance



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DATE: 11/28/2011

REVISIONS
1 _____
2 _____
3 _____
4 _____

PIERSON
ENGINEERING
&
SURVEYING

P.O. BOX 311
44 CATAWBA ROAD
DALEVILLE, VA 24083

(540) 966-3027 TEL
(540) 966-5906 FAX
e-mail: rpierson@rbnet.com

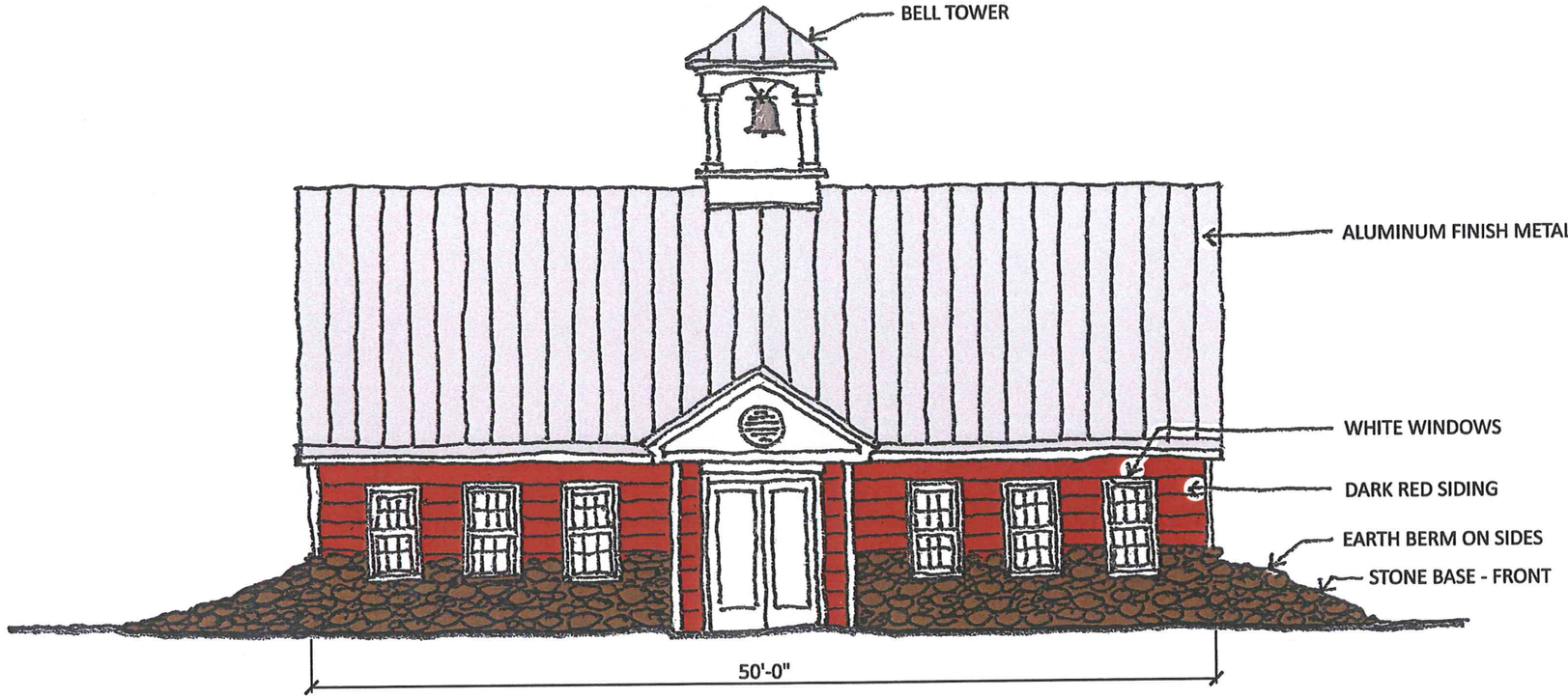
PRELIMINARY SITE PLAN
FOR
GLENN REED
ROANOKE COUNTY, VIRGINIA

PRELIMINARY
PLAN

COMMONWEALTH OF VIRGINIA
11/28/2011
RODERICK F. PIERSON
NO. 023842
PROFESSIONAL ENGINEER

COMMISSION
R201050

SHEET
1



SCHOOL HOUSE

1/8" = 1'-0"

01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

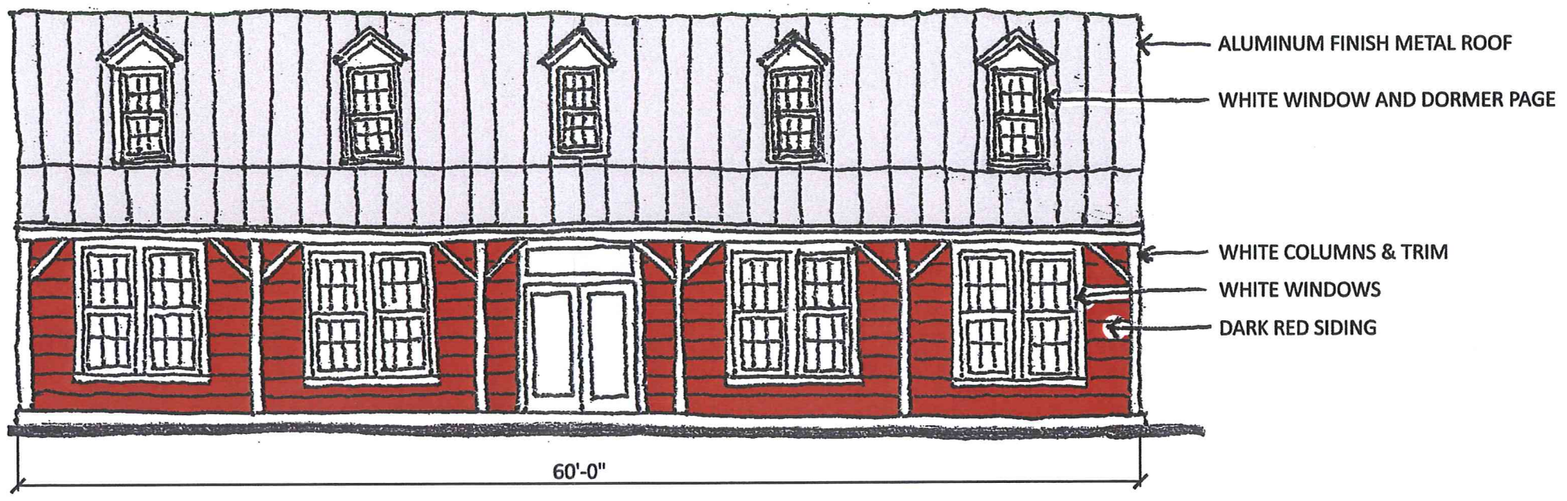
PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-101



COUNTRY STORE

1/8" = 1'-0" | 01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

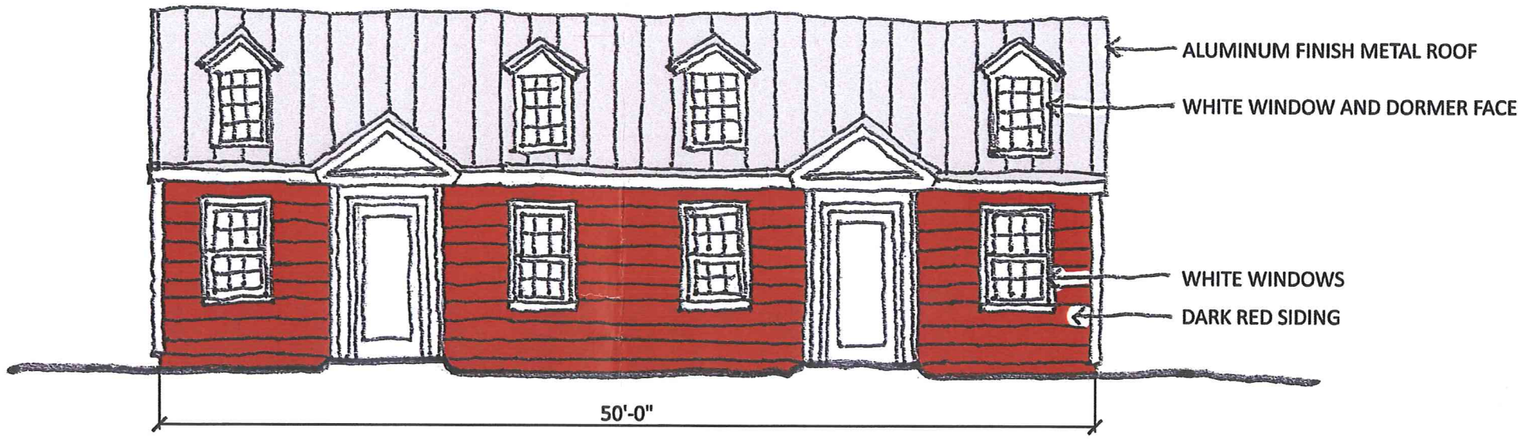
PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-102



OFFICE / RETAIL

1/8" = 1'-0"

01

INTERACTIVE DESIGN GROUP
301 6TH STREET
ROANOKE, VIRGINIA 24016
(P) 540-342-7534
(F) 540-342-7536
WWW.IDGARCHITECTURE.COM

PROJECT NAME:

GLEN REED PROPERTIES

SKETCH NAME:

DATE: 7-18-2011
SCALE: 1/8" = 1'-0"
JOB NUMBER: 1123

SHEET NUMBER: A-103

Cecelia Thomas - Fwd: Review Comment Requested -- Terio and Lisa Comerose

From: Megan Cronise
To: Planning, Planning
Date: 4/5/2023 11:00 AM
Subject: Fwd: Review Comment Requested -- Terio and Lisa Comerose
Cc: Thompson, Philip; James, Rebecca; Dunbar, Alyssa; Henry, Isaac
Attachments: Terio and Lisa Comerose - Original Submission with maps.pdf; Rural Bikeway Plan - Comerose Excerpt.pdf; Roanoke County 200 Plan - Comerose Excerpt.pdf

Good morning,

Transportation comments are as follows:

The 2020 *Rural Bikeway Plan* (attached) recommends a bike lane on Route 221/Bent Mountain Road adjacent to the subject parcels. As the Blue Ridge Parkway is a popular route for cyclists, the *Roanoke County 200 Plan* draft recommendations also include exploring potential bicycle connections to the Blue Ridge Parkway. For these reasons, please consider placing bike racks on the property to accommodate cyclists passing through Bent Mountain. Many cyclists already pass through Bent Mountain on a daily basis, and this number will likely increase in the future.

The *Roanoke County 200 Plan* draft recommendations (attached) also include evaluating potential pedestrian connections to businesses and destinations in the Bent Mountain community. Please consider constructing sidewalks or shared-use paths along the Bent Mountain and/or Tinsley Lane frontage of the subject parcels.

Please contact me with questions.

Thank you,

Megan

Megan G. Cronise, AICP
Assistant Director of Planning
Roanoke County Department of Planning
(540) 772-2106
mcronise@roanokecountyva.gov

>>> Cecelia Thomas 3/16/2023 4:07 PM >>>
Good Afternoon,

Please find attached an application packet for the petition mentioned above. The Planning Commission will hold a public hearing on this petition on Tuesday, May 2, 2023.

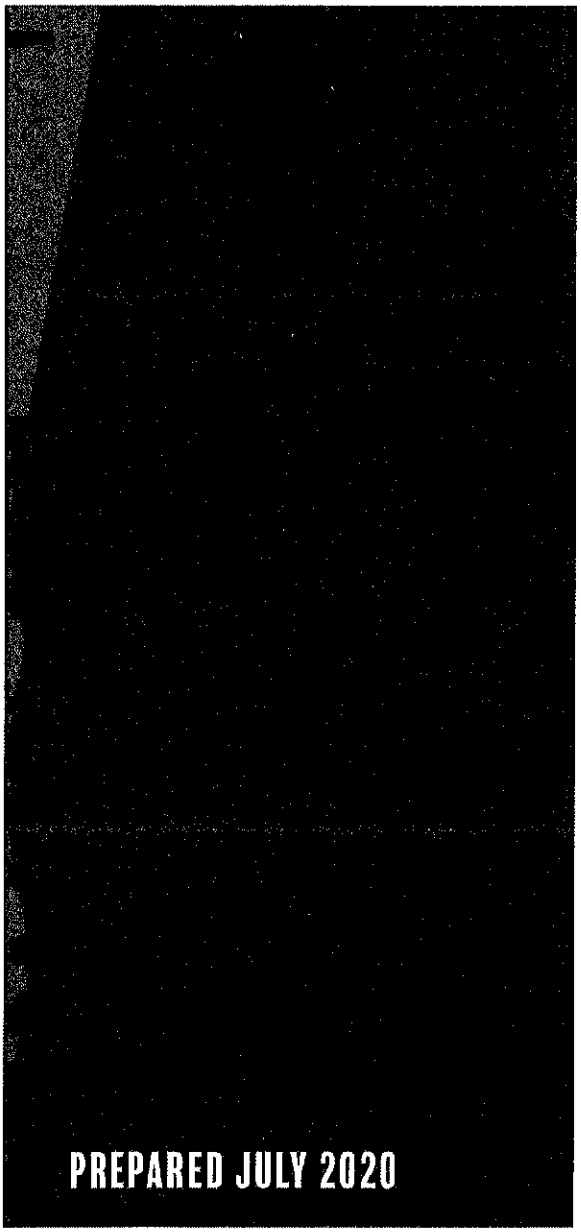
Please review and email your comments to planning@roanokecountyva.gov by **Friday, April 7th, 2023**.

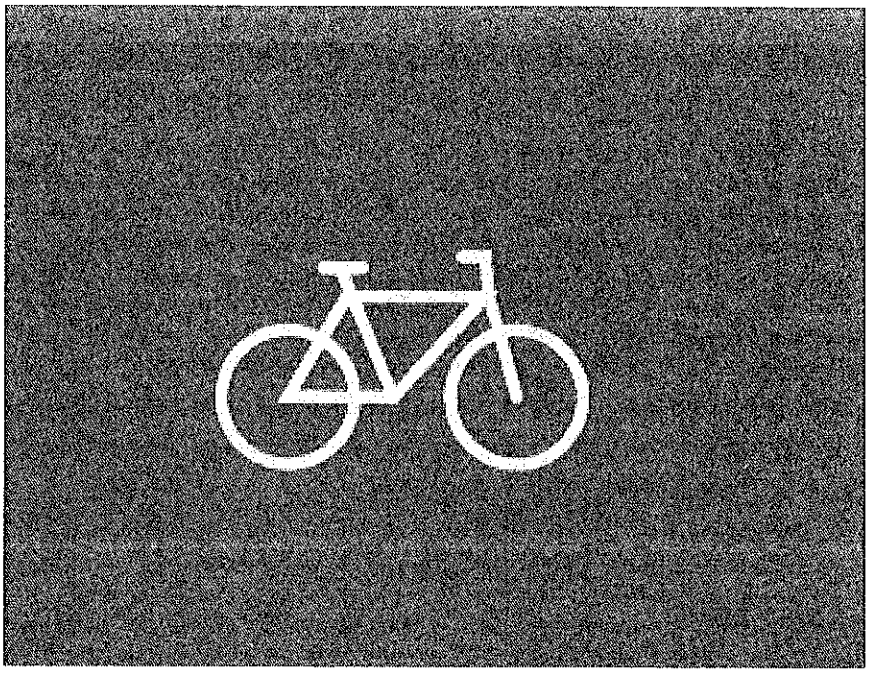
Thank you,

Cecelia Thomas
Planning Administrative Assistant
Department of Planning
Phone 540-772-2082
Fax 540-776-7155
cthomas@roanokecountyva.gov

Roanoke Valley-Alleghany
REGIONAL
commission

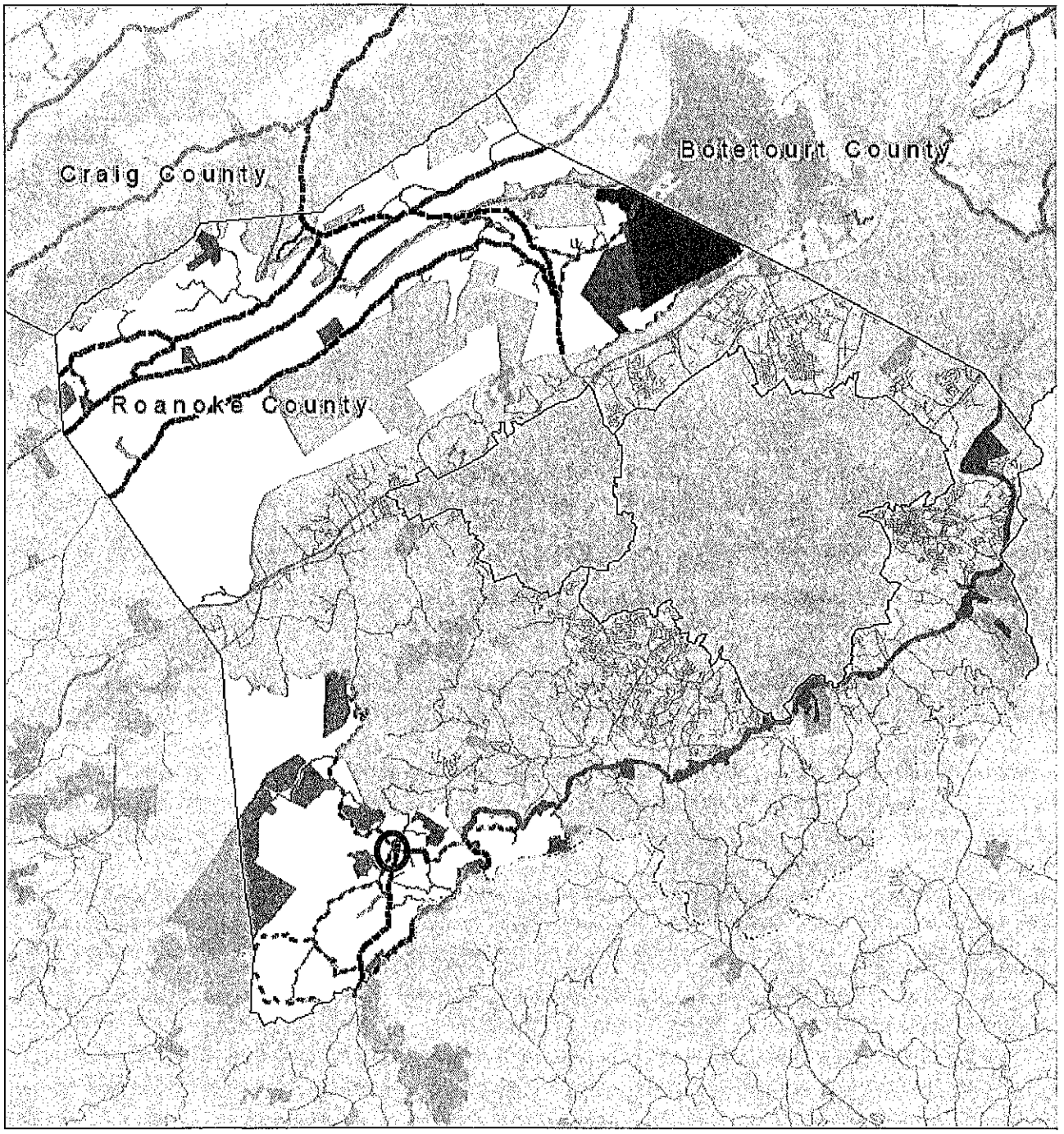
Rural Bikeway Plan





PREPARED JULY 2020

Figure 21: Roanoke County Recommendations Map



Legend

- VDOT Roads
- Gravel Roads
- Appalachian Trail
- Other Built Trails
- Blue Ridge Parkway
- TPO 2040 Boundary
- Conservation Easements
- Public Lands

Recommendations

- Bike Lane
- Paved Shoulders
- Signage Only
- Widen Lanes
- Improved Data

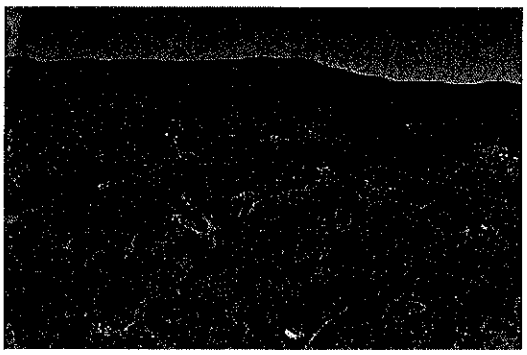
N W E S

0 1 2 4 6 8 Miles

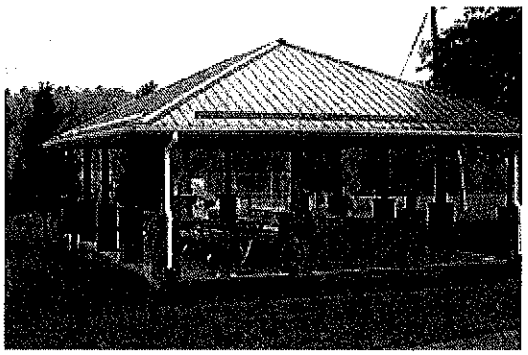
Figure 22: Roanoke County Recommendations Table

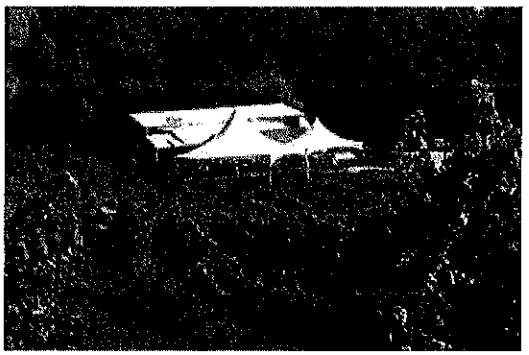
Road Name	Route Number	Jurisdiction	VDOT Residency	Segment From	Segment To	Recommendations
Bent Mountain Road (221)	00221	Roanoke County	Salem	RTE 708(IVY RIDGE RD)	RTE 711 NORTH	Bike Lanes
Bent Mountain Road (221)	00221	Roanoke County	Salem	FLOYD CL	RTE 708(IVY RIDGE RD)	Bike Lanes
Blacksburg Road (785)	00785	Roanoke County	Salem	MONTGOMERY CL	RTE 697	Paved Shoulder
Blacksburg Road (785)	00785	Roanoke County	Salem	RTE 697	RTE 311	Paved Shoulder
Bradshaw Road (622)	00622	Roanoke County	Salem	RTE 699	RTE 864	Paved Shoulder
Bradshaw Road (622)	00622	Roanoke County	Salem	RTE 873	RTE 699	Paved Shoulder
Bradshaw Road (622)	00864	Roanoke County	Salem	RTE 311	RTE 622	Bike Lanes
Bradshaw Road (622)	00622	Roanoke County	Salem	MONTOGOMERY CL	RTE 873	Paved Shoulder
Catawba Creek Road (779)	00779	Roanoke County	Salem	RTE 320	BOTETOURT CL	Widen Lanes
Catawba Creek Road (779)	00779	Roanoke County	Salem	RTE 311	RTE 320	Widen Lanes
Catawba Valley Drive (311)	00311	Roanoke County	Salem	.46 MI MORTH RTE 419	RTE 864 NORTH	Bike Lanes
Catawba Valley Drive (311)	00311	Roanoke County	Salem	.18 MI NORTH RTE 779	RTE 785	Bike Lanes
Catawba Valley Drive (311)	00311	Roanoke County	Salem	RTE 785	CRAIG CL	Bike Lanes
Catawba Valley Drive (311)	00311	Roanoke County	Salem	RTE 864 NORTH	.18 MI NORTH RTE 779	Bike Lanes
Newport Road (624)	00624	Roanoke County	Salem	WCL MONTGOMERY CO	SANDYRIDGE RD; RTE 697	Paved Shoulder
Newport Road (624)	00624	Roanoke County	Salem	RTE 697	RTE 620	Paved Shoulder
Newport Road (624)	00624	Roanoke County	Salem	RTE 620	RTE 311	Paved Shoulder
Old Catawba Road (864)	00864	Roanoke County	Salem	Catawba Valley Road (311)	Bradshaw Road (622)	Improved Data Needed
Patterson Drive (669)	00669	Roanoke County	Salem	Roanoke County Limit	County Line Road (644)	Improved Data Needed
Poage Valley Road (690)	00690	Roanoke County	Salem	Sugar Camp Creek Road (690)	Urbanized Boundary	Improved Data Needed
Poor Mountain Road (612)	00612	Roanoke County	Salem	Urbanized Boundary	Tinsley Lane (711)	Improved Data Needed
Rocky Road (144)	00144	Roanoke County	Salem	Bottom Creek Lane (607)	Bent Mountain Road (221)	Improved Data Needed
Sandyridge Rd (697)	00697	Roanoke County	Salem	RTE 785	RTE 624	Paved Shoulder
Slings Gap Rd (612)	00612	Roanoke County	Salem	BENT MOUNTAIN ROAD	FRANKLIN NCL	Paved Shoulder
Sugar Camp Creek Road (690)	00690	Roanoke County	Salem	Slings Gap Road (612)	Poage Valley Road (690)	Improved Data Needed
Timberview Road (1404)	01404	Roanoke County	Salem	Dutch Oven Road (863)	Terminus	Improved Data Needed
Tinsley Lane (711)	00711	Roanoke County	Salem	Bent Mountain Road N (221)	Bent Mountain Road S (221)	Improved Data Needed

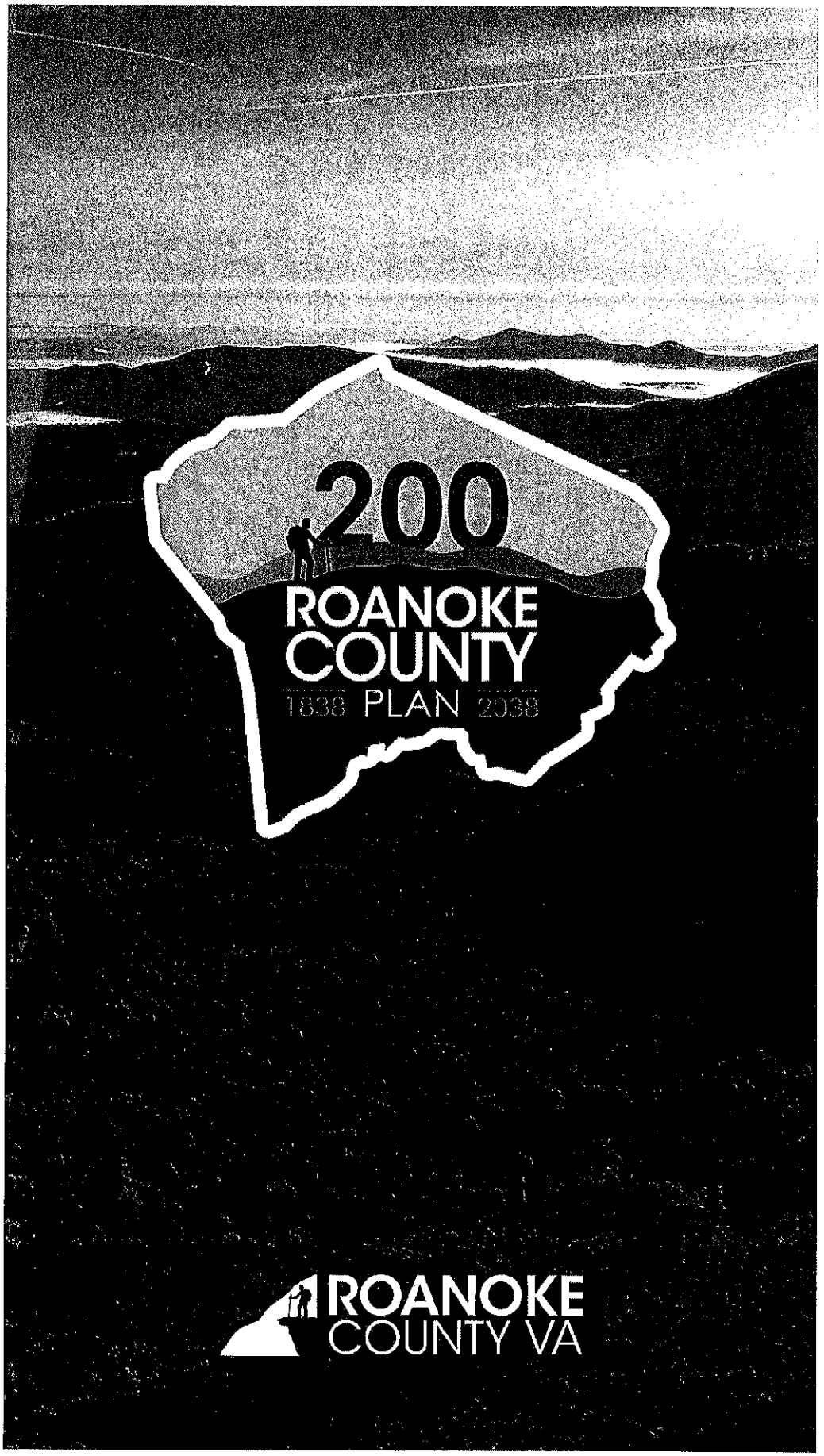








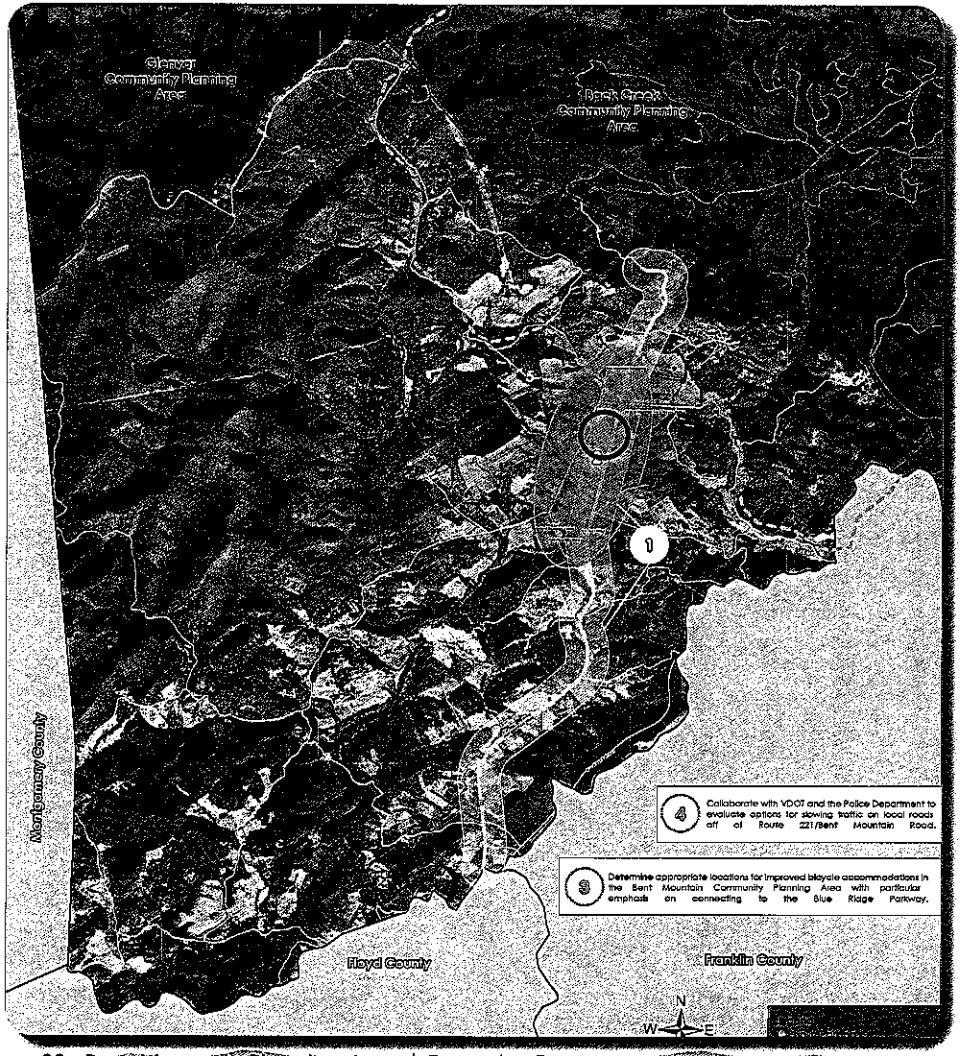




Draft Bent Mountain Community Planning Area

April 2023

IMPLEMENTATION & RECOMMENDATIONS

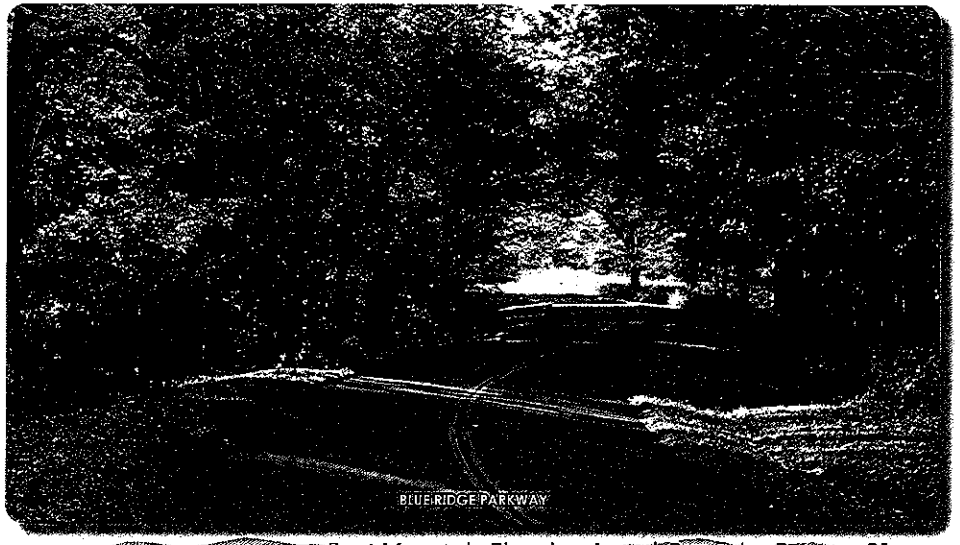


Transportation

Roads
Bicycle & Pedestrians Accommodations

Recommendations

- **Priority transportation projects:**
  1. **Collaborate with VDOT on a Route 221/Bent Mountain Road Multimodal Safety Study to determine what kind of improvements could be made to reduce crashes and improve safety for all users.**
  2. **Evaluate potential pedestrian connections to businesses and destinations within the Bent Mountain community.**
  3. **Determine appropriate locations for improved bicycle accommodations in the Bent Mountain Community Planning Area with particular emphasis on connecting to the Blue Ridge Parkway.**
- **Other transportation projects:**
  4. **Collaborate with VDOT and the Police Department to evaluate options for slowing traffic on local roads off of Route 221/Bent Mountain Road.**
  5. **Consider focusing on the Perimeter Trail to connect the Roanoke River Greenway near Dixie Caverns along Poor Mountain Road to the Blue Ridge Parkway on Bent Mountain.**
  6. **Consider options for expanding the trail network at the Bent Mountain Center.**



Rural Preserve: A future land use area of mostly undeveloped, outlying lands. These rural regions are generally stable and require a high degree of protection to preserve agricultural, forestal, recreational, and remote rural residential areas.

Land Use Types:

Agricultural Production - The production of crops, plants, vines, trees, livestock, poultry and eggs.

Agricultural Services - Services that support agricultural production such as soil and crop preparation, veterinary services and landscape and horticultural care.

Forest and Wood Products - Tree farms, forest nurseries and reforestation services.

Parks and Outdoor Recreation Facilities - Large regional parks and other recreation facilities that are designed to preserve environmentally sensitive lands and protect them from more intense land uses.

Rural Residential - Single-family residential generally averaging a gross density of one unit per three acres. Cluster developments are encouraged.

Rural Institutional - Limited intensity uses such as religious assembly facilities and clubs serving the local rural population base.

Mining and Extraction Operations - Those uses that locate according to the availability of natural resources. There are strict limitations on these industries in the Rural Preserve designation due to potentially harmful effects on housing, farming and resource protection and conservation areas.

Land Use Determinants:

EXISTING LAND USE PATTERN - Locations where agricultural, recreational, and forestal uses are predominant and are encouraged to expand.

EXISTING ZONING - Locations where agricultural zoning is in effect.

RURAL RESIDENTIAL AND INSTITUTIONAL AREAS - Locations where limited, very low density residential and institutional uses are allowed.

RESOURCE PROTECTION - Locations where valuable and irreplaceable resources such as open space, public water supply impoundments, rivers, streams, lakes, productive agricultural land, woodlands, critical slopes, ridgelines, historical and archeological sites and unique natural areas exist.

ACCESS - Locations that are accessible by existing improved or

unimproved rural roads and, to a lesser extent, rural arterial highways.

RURAL SECTOR - Locations outside the urban service area.

STAFF REPORT

Petitioner:	Boing US Holdco, Inc.
Request:	To obtain a special use permit to operate a car wash on approximately 1.97 acres of land zoned C-2, High Intensity Commercial District, and CVOD, Clearbrook Village Overlay District
Location:	3434 Buck Mountain Road & 5147 Franklin Road
Tax Parcel:	#088.03-02-01.00-0000
Magisterial District:	Cave Spring
Suggested SUP Conditions:	1. The car wash shall be developed in substantial conformance with the concept site plan and conceptual landscaping plan for Take 5 Car Wash prepared by Pennoni Associates, Inc. dated March 3, 2023, subject to any changes required during the comprehensive site plan review process. 2. The car wash shall be constructed in substantial conformance with the architectural renderings titled Take 5 Car Wash Roanoke VA prepared by COR3 Design, LLC, subject to any changes required during the building plan review process.

EXECUTIVE SUMMARY:

Boing US Holdco, Inc is petitioning to obtain a special use permit to operate a car wash on approximately 1.97 acres of land zoned C-2, High Intensity Commercial District, and Clearbrook Village Overlay District (CVOD), located at 3434 Buck Mountain Road and 5147 Franklin Road, Cave Spring Magisterial District.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as 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 car wash is consistent with the Core Future Land Use Designation.

1. APPLICABLE REGULATIONS

The Roanoke County Zoning Ordinance defines a car wash as "washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes." A car wash is only permitted in the C-2, High Intensity Commercial District, with an approved special use permit. The use is also subject to use and design standards listed in Sec. 30-85-10 of Roanoke County Code as follows:

(A) General standards:

1. All new car wash facilities, whether conveyor operated or self service, shall be equipped with a water recycling system for eighty-five (85) percent of the water used.

The subject parcel is also located in the Clearbrook Village Overlay District (CVOD). The CVOD was enacted by the Board of Supervisors in 2000 for the purpose of "[promoting] future development that is consistent with the current character of Clearbrook, and with the comprehensive plan future land use map and policies for this area." Development in the CVOD is subject to additional building height limits, lot coverage limits, landscaping requirements, signage regulations, and lighting regulations that are spelled out in Section 30-58 of the Roanoke County Zoning Ordinance. Development in the CVOD is also encouraged, but not required, to meet the "Design Guidelines for the Clearbrook Overlay District," which relate to existing conditions, site layout, parking, site access, architectural treatment, landscaping, parking areas, building plantings, stormwater management, lighting, signage, and utilities. The Design Guidelines are intended to be used by property owners in the development and/or redevelopment of their properties within the Clearbrook Village Area. In addition, the Design Guidelines shall be used by the Planning Commission and Board of Supervisors during the review of rezonings or special use requests that lie within the Primary or Secondary Areas of the Clearbrook Village Overlay District.

If the special use permit is approved, construction of the car wash would require comprehensive building and site plan reviews.

2. ANALYSIS OF EXISTING CONDITIONS

Background – The site is currently home to two structures which have separate address points. The structure at 3434 Buck Mountain Road is two stories, 20,908 square feet, and was constructed in 1978. This structure is currently home to Willow Tree Antiques & Primitives. The structure at 5147 Franklin Road is one story, 1,288 square feet, and was constructed in 1960. This structure is currently home to Psychic Readings by Mrs. Gordon. Approximately 37,000 square feet of the parcel are paved (43% of the parcel's land area), and the site has one access point off of Buck Mountain Road.

Topography/Vegetation – This parcel features multiple steep slopes. A steep slope separates the parking lot used by both existing businesses from Willow Tree's receiving bay. Though they are located only 25 feet apart, the elevation of the receiving bay is 10 feet higher than that of the parking lot. The vegetation on this slope is grass. Another steep slope is located along the southwestern boundary of the parcel. This slope is undeveloped and contains dense vegetation consisting mostly of deciduous trees. Strips of grass separate the developed portions of the parcel from the adjacent roads and parcels to the northwest, north, and northeast, and southeast. Elevations on the parcel range from 1,152 feet in the eastern corner of the parcel to 1,192 feet in the center of the parcel's southwestern boundary.

Surrounding Neighborhood – The subject site is located at the intersection of Franklin Road and Buck Mountain Road. Walmart is located directly across Franklin Road from the subject site. The Walmart parcel is zoned C-2S, High Intensity Commercial District with a Special Use Permit. All other adjacent parcels are zoned C-2, High intensity Commercial District. Clearbrook Elementary School is adjacent to subject parcel to the southeast, Clearbrook Park is adjacent to the southwest, and ValleyStar Credit Union is adjacent to the northwest. A densely wooded parcel with two vacant structures is located directly across Buck Mountain Road from the subject parcel.

Community Outreach – Approximately 59 letters went out to adjoining property owners and tenants which contained the request, information about the subject parcel, the proposed concept plan, concept information for staff, and instructions for how to submit comments.

3. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – The concept plan shows an automated tunnel car wash with four parking spaces

and twenty-three vacuum bays. Both the car wash and vacuum bays are located in the east-central portion of the parcel, with the vacuum bays located immediately southwest of the car wash. The applicant is proposing to demolish the two existing structures and existing paved area.

Access/Traffic Circulation – The subject parcel has only one vehicular access point, which connects to eastbound Buck Mountain Road. This driveway is located only 30 feet west of the Franklin Road/Buck Mountain Road intersection. Vehicles cannot currently access the subject parcel from Franklin Road or westbound Buck Mountain Road, and the applicant is not proposing to construct any new vehicular access points. Under the applicant's proposal, vehicles that access the site would drive south and will either make a slight left to enter the vacuum area, or continue straight towards the car wash. Vehicles that continue straight to the car wash would be separated into two lanes until they reach the pay stalls, which are proposed to be located approximately 45 feet from the parcel's southeastern boundary. After the pay stalls, the driveway to the car wash would consolidate to one lane and run northeast along the southeastern boundary of the parcel (this section is proposed to have an emergency connection to the vacuum area), before turning 90 degrees to the left (northwest) to the car wash entrance. After exiting the car wash, vehicles would continue straight (northwest) then turn 45 degrees to the left (west) and 90 degrees to the right (north) before exiting onto Buck Mountain Road eastbound. Vehicles that enter the vacuum area would retrace their steps to exit.

A sidewalk, with two staircases, runs between Psychic Readings by Mrs. Gordon and Franklin Road, but this sidewalk ends at Franklin Road as no sidewalk currently runs along Franklin Road. The applicant is proposing to construct a sidewalk along the property's frontage with Franklin Road which would connect to the crosswalks which are funded for the Franklin Road/Buck Mountain Road/Stable Road intersection. A sidewalk is also proposed to run along the northeastern side of the vacuum area, and would connect the vacuum area to the car wash.

Agencies Comments: The following agencies provided comments on this application:

> Office of Building Safety – All demolition and construction will need to meet the requirements of the Virginia Uniform Statewide Building Code.
>
> Roanoke County Transportation - The subject property is included in the Regional Pedestrian Vision Plan. The Plan indicates that the property is located within the Clearbrook Multimodal District and both Buck Mountain Road and Route 220 are identified as Multimodal Through Corridors with sidewalk indicated along Route 220. Please see the excerpt attached for more info.
> The Clearbrook Village Design Guidelines also indicate that "Pedestrian circulation shall be provided for and coordinated with that generated from adjacent properties." (Page 10, II.D.)
> VDOT will be constructing pedestrian signals and crosswalks in 2024 as part of intersection improvements at Buck Mountain Road and Route 220. Please include sidewalk along the Buck Mountain Road and Route 220 frontage of this property and connect the sidewalk to VDOT's pedestrian crosswalk ramp.
>
> Stormwater Operations - Please be advised that the FEMA Effective Map Date for this site is March 13, 2014 (LETTER OF MAP REVISION ISSUE DATE October 30, 2013). The proposed finish floor elevation will need to be one foot above Base Flood Elevation or higher.
>
> Fire and Rescue – Fire and Rescue does not object to this project and it has the potential to increase call volume minimally for potential vehicle accidents. Fire flow and access requirements will be addressed during the site plan review process.

General Services – General Services does not see any issues and has no comments.

VDOT – 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. If any future modifications to existing entrances or installations of new entrances are planned, 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, 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. A traffic impact analysis will be required to determine traffic impacts to Buck Mountain Road and Franklin Road, SW associated with this development. Previously submitted trip generation calculations for this development have been reviewed by VDOT's Traffic Section and found to be adequate for use in the TIA.

4. The engineer and property owner for this development have been made aware of the Smartscale project that will alter the traffic flow at the intersection of Buck Mountain Road and Franklin Road, SW.

5. The Access Management Exception (AM-E) for this development received VDOT approval on March 27, 2023. Any changes to the concept plan may require the Access Management Exception to be revised or an addendum submitted for review and approval.

6. VDOT 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.

4. CONFORMANCE WITH ROANOKE COUNTY COMMUNITY PLAN

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as 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 car wash is consistent with the Core Future Land Use Designation.

5. STAFF CONCLUSIONS

Boing US Holdco, Inc. is petitioning to obtain a special use permit to operate a car wash on approximately 1.97 acres of land zoned C-2, High Intensity Commercial District, located at 3434 Buck Mountain Road, Cave Spring Magisterial District. The subject parcel is also located in the Clearbrook Village Overlay District (CVOD). The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as Core. The proposed car wash is consistent with the Core Future Land Use Designation.

Staff suggests two conditions for the special use permit which addresses conformance with the submitted site plan and architectural renderings.

CASE NUMBER: #6-5/2023
PREPARED BY: Isaac Henry
HEARING DATES: PC: May 2, 2023 BOS: May 23, 2023
ATTACHMENTS: Application Materials

Maps (Aerial, Zoning, Future Land Use)
Photographs
C-2 District Regulations
CVOD Regulations
CVOD Landscaping Provisions
CVOD Signage Regulations
CVOD Lighting Regulation
Clearbrook Village Design Guidelines
Core Future Land Use Designation
Transportation Comments

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 3/9/23	Received by: T. James
Application fee: 157.50	PC/BZA date: May 2nd, 2023
Placards issued:	BOS date: May 23rd, 2023
Case Number 6-5/2023	

ALL APPLICANTS

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

Applicants name/address w/zip
Boing US Holdco, Inc., Attn: Rebecca McAllister
400 S. Church St., Suite 700
Charlotte, NC 28202

Phone: (281) 660-9583
Cell #:
Email: Rebecca.McAllister@DrivenBrands.com
Contact for Legal Ads

Owner's name/address w/zip
Springwood Properties, LLC
2917 Trebark Road
Buchanan, Virginia 24066

Phone #:
Cell #:
Email:

Property Location
3434 Buck Mountain Road
Roanoke, Virginia

Magisterial District: Cave Spring

Community Planning area: Clearbrook

Tax Map No.: 088.03-02-01.00-0000

Existing Zoning: C-2

Size of parcel(s): Acres: 1.97

Existing Land Use: Commercial

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: C-2 High Intensity Commercial with Special Use
Proposed Land Use: Commercial - Car Wash

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☒ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

RECEIVED 2023 MAR 10 PM 1:12
MAR 10 2023
Community Development

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA		R/S/W/CP	V/AA		R/S/W/CP	V/AA	
		Consultation			8 1/2" x 11" concept plan			Application fee
		Application		■	Metes and bounds description		■	Proffers, if applicable
		Justification		■	Water and sewer application			Adjoining property owners

I hereby certify that I am either the owner of the **property or the owner's agent or contract** purchaser and am acting with the knowledge and consent f the owner.

Rebecca McAllister
Owner's Signature

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Take 5 Car Wash - Boing US Holdco, Inc.

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

The request furthers the purpose of the Roanoke County Zoning Ordinance by redeveloping an existing commercial site along a major commercial corridor. The proposed car wash can serve a large population along that corridor.

The proposed car wash conforms with buildings setbacks, lot and building coverage, frontage, and other requirements . specified in the Roanoke County Zoning Ordinance, and it is a use allowed by Special Use Permit in the C-2 High Intensity Commercial District. Furthermore, the car wash will be equipped with a water recycling system that will recycle 85% of the water used, as required by Section 30-85-10 of the Roanoke County Zoning Ordinance.

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

The future land use designation of the site is "Core". The proposed car wash fits into that designation in that it is a personal-service highway-oriented use that serves the region.

Because of the high amount of water recycling for the facility, the car wash has a lower environmental impact than more conventional ways of washing cars, and will thus have a lower impact on the existing public water and sewer system in the area.

The building design will offer a modern, clean looking look along the commercial corridor, and will complement the mix of commercial uses in that area. And car washes primarily attract visitors that are already using the road, and therefore do not generally introduce new traffic into an 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.

As mentioned above, the proposed modern car wash replace the older existing commercial building on the site. The car wash can accommodate a high volume of cars, has ample stacking, and contains adequate vacuum stations. These factors result in a positive impact to the many members of the public that will use the facility.

Because of the high amount of water recycling for the facility, the car wash will have a low impact on the existing public water and sewer system. And because car washes primarily attract visitors that are already using the road, they do not generally introduce new traffic into an area. This car wash will use an existing entrance on Buck Mountain Road and will not introduce a new entrance onto Franklin Road.

No detrimental impact on neighboring businesses/residents are anticipated because of this proposed use.

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

_X_ a. Applicant name and name of development

_X_ b. Date, scale and north arrow

_X_ c. Lot size in acres or square feet and dimensions

_X_ d. Location, names of owners and Roanoke County tax map numbers of adjoining properties

_X_ e. Physical features such as ground cover, natural watercourses, floodplain, etc.

_X_ f. The zoning and land use of all adjacent properties

_X_ g. All property lines and easements

_X_ h. All buildings, existing and proposed, and dimensions, floor area and heights

_X_ i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development

_X_ j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

_X_ k. Existing utilities (water, sewer, storm drains) and connections at the site

_X_ l. Any driveways, entrances/exits, curb openings and crossovers

_X_ m. Topography map in a suitable scale and contour intervals

_X_ n. Approximate street grades and site distances at intersections

_X_ o. Locations of all adjacent fire hydrants

_X_ p. Any proffered conditions at the site and how they are addressed

_X_ q. If project is to be phased, please show phase schedule

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

Rebecca McAllister — **Signature of applicant**

2/27/2023 — Date

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

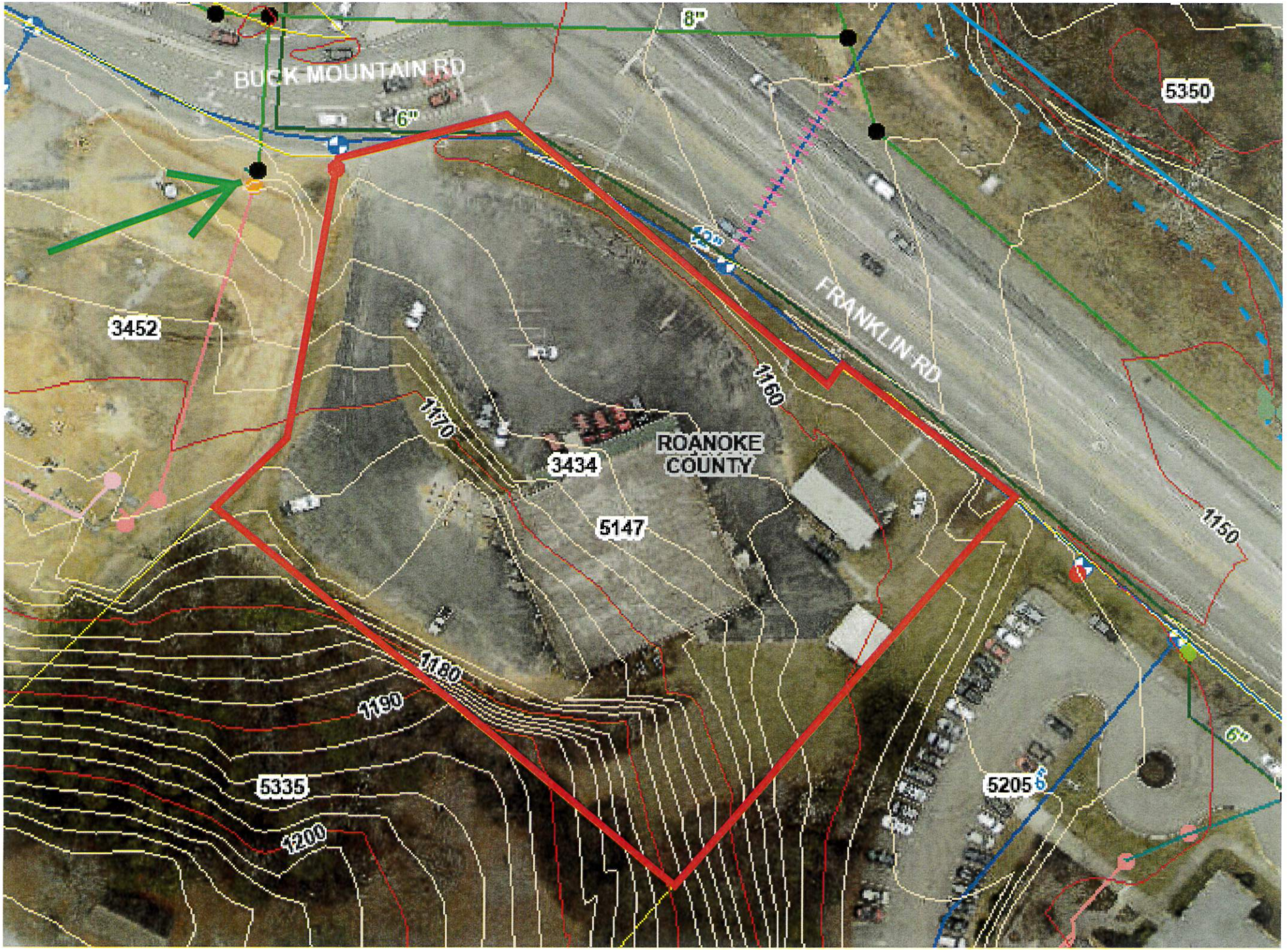
The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study 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.

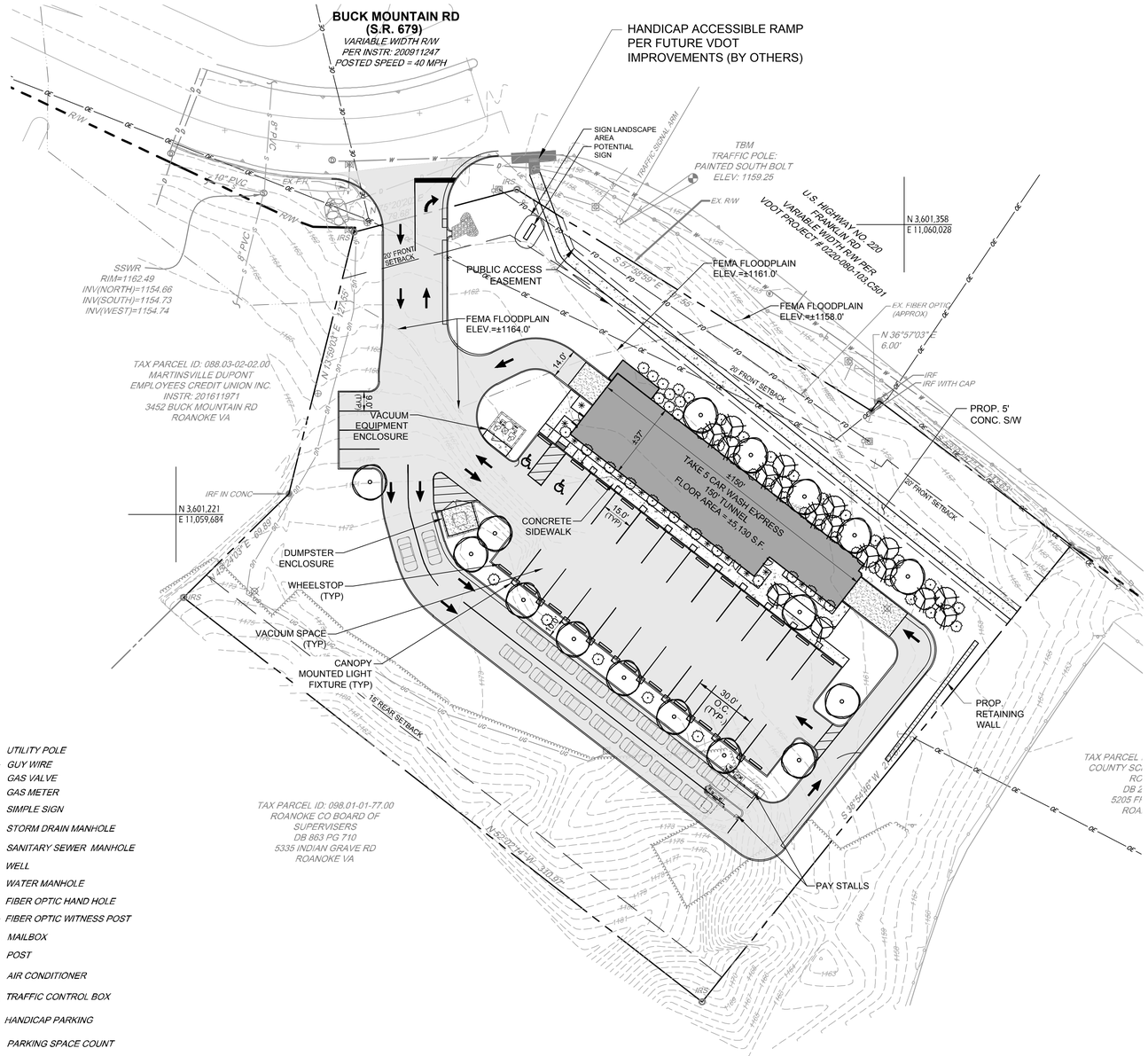
Effective date: April 19, 2005

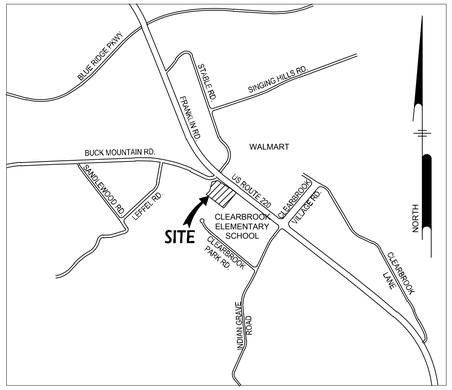
Rebecca McAllister
Name of Petition

Rebecca McAllister
Petitioner's Signature

2/27/2023
Date


BUCK MOUNTAIN RD
8"
6"
5350
FRANKLIN RD
10"
3452
1160
1170
ROANOKE
COUNTY
3434
5147
1150
1180
1190
5335
1200
5205
6"





VICINITY MAP
SCALE: 1" = 1,000'

LANDSCAPE LEGEND:

- PROPOSED DECIDUOUS TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIAL PLANT
- EXISTING TREELINE

NOTES:

1. THIS SITE IS LOCATED WITHIN THE CLEARBROOK VILLAGE OVERLAY DISTRICT. THE PROVISIONS OF ROANOKE COUNTY ZONING ORDINANCE SECTION 30-92-5.1 SHALL APPLY.

FRANKLIN ROAD BUFFER CALCULATIONS:

(PER Z.O. SEC 30-92-5.1.C.2)

LENGTH OF BUILDING = 150 FT. (÷ 30' = 5)

LANDSCAPING REQUIRED (PER 30' OF BUILDING):

LARGE TREE	=	1 (x 5 = 5)
SMALL TREE	=	3 (x 5 = 15)
SHRUBS	=	7 (x 5 = 35)

LANDSCAPING PROVIDED:

LARGE TREE	=	5
SMALL TREE	=	15
SHRUBS	=	35

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINER
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- 6' CHAIN LINK FENCE
- TREE LINE
- CURB AND GUTTER
- EDGE OF PAVEMENT

- UTILITY POLE
- GUY WIRE
- GAS VALVE
- GAS METER
- SIMPLE SIGN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- WELL
- WATER MANHOLE
- FIBER OPTIC HAND HOLE
- FIBER OPTIC WITNESS POST
- MAILBOX
- POST
- AIR CONDITIONER
- TRAFFIC CONTROL BOX
- HANDICAP PARKING
- PARKING SPACE COUNT

NORTH

0 30' 60'

PENNONI ASSOCIATES INC.
14901 Bogle Drive, Suite 202
Chantilly, VA 20151
T 703.956.6204

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TAKE 5 CAR WASH
SPECIAL USE PERMIT
CAVE SPRING MAGISTERIAL DISTRICT

CONCEPTUAL LANDSCAPE PLAN

APPLICANT: BOING US HOLDCO, INC.
3434 BUCK MOUNTAIN ROAD
ROANOKE COUNTY, VA 24018

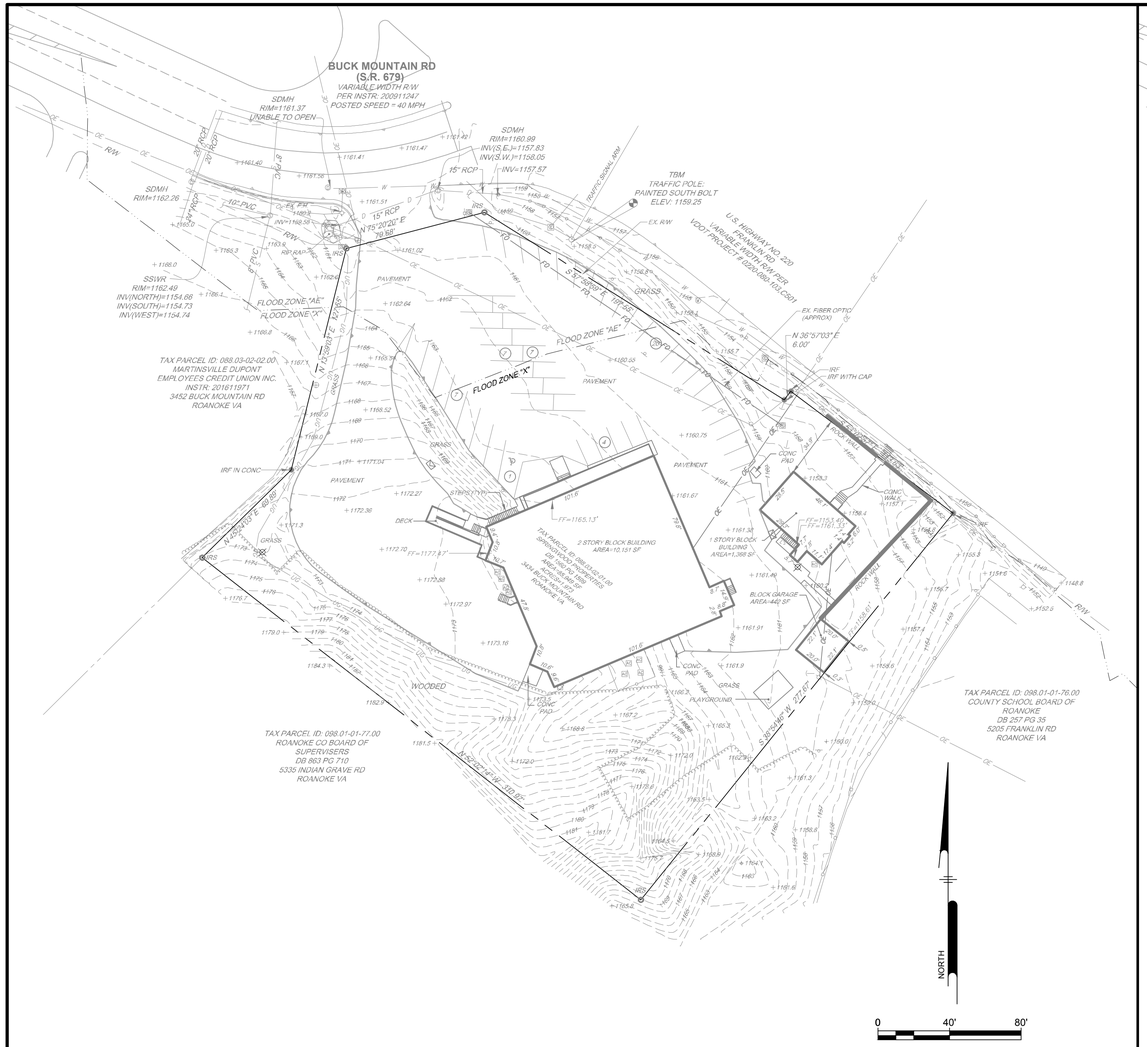
NO.	DATE	BY	REVISIONS

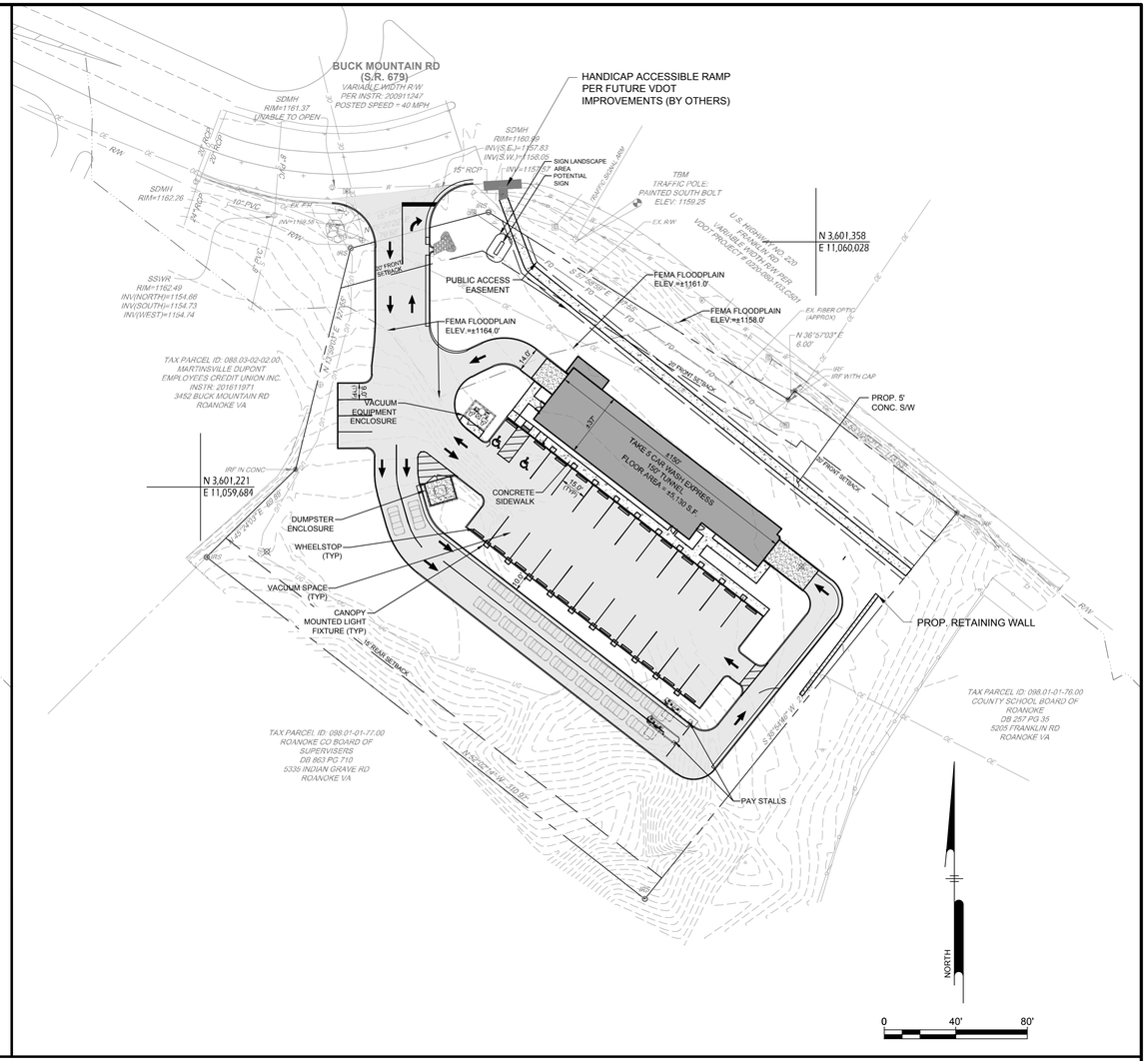
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	DRVBR22032
DATE	03-03-2023
DRAWING SCALE	1" = 30'
DRAWN BY:	KJC
APPROVED BY:	BAS

SHEET 1 OF 1

U:\Accounts\DRVBR\DRVBR22032 - Take 5 Car Wash-Roanoke VA\PERSON_SHEETS\SUP\DRVBR22032 SUP Concept Landscape Plan-Rev.dwg PLOTTED: 4/27/2023 3:25 PM, BY: Cody Scalia PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: SITE PLAN





EXISTING CONDITIONS

LEGEND

- PROPERTY LINE
- PROPERTY LINE ADJOINER
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- STORM DRAIN PIPE
- SANITARY SEWER PIPE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- 6' CHAIN LINK FENCE
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- WELL
- WATER MANHOLE
- FIBER OPTIC HAND HOLE
- FIBER OPTIC WITNESS POST
- MAILBOX
- POST
- AIR CONDITIONER
- TRAFFIC CONTROL BOX
- HANDICAP PARKING
- PARKING SPACE COUNT

NOTES:

1. THE PROJECT HAS PUBLIC WATER AND SEWER AVAILABLE BY WESTERN VIRGINIA WATER AUTHORITY (WVWA).
2. THIS SITE IS LOCATED WITHIN THE CLEARBROOK VILLAGE OVERLAY DISTRICT.
3. PROPERTY IS LOCATED WITHIN AN AREA HAVING DUAL FLOOD ZONE DESIGNATIONS. FLOOD ZONE "X" (UNSHADED AREA OF MINIMAL FLOOD HAZARD) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREA-REGULATORY FLOODWAY) ON FLOOD INSURANCE RATE MAP NO. 51161C0254G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 28, 2007, WITH LOMR 12-03-0247P, EFFECTIVE MARCH 13, 2014.
4. ON-SITE DIRECTION SIGNS MAY BE CONSTRUCTED THROUGHOUT THE INTERIOR OF THE DEVELOPMENT, EVEN THOUGH THEY ARE NOT SHOWN ON THIS PLAN.
5. THE LANDSCAPE AREA AROUND THE PROPOSED SIGN SHALL BE A MINIMUM OF 1.5 TIMES THE SQUARE FOOTAGE OF THE SIGN.

LEGAL DESCRIPTION:

TITLE COMMITMENT NUMBER.: CCHI2203884NT

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF ROANOKE, VA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

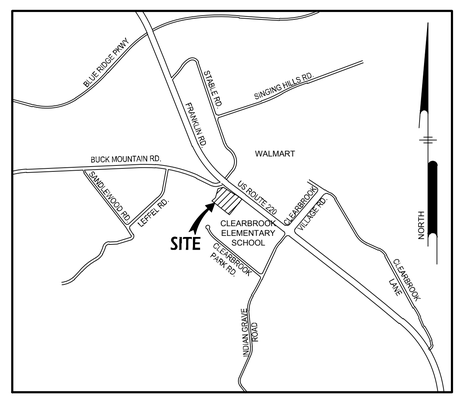
ALL THAT CERTAIN PARCEL CONTAINING 2.000 ACRES LOCATED AT THE CORNER OF U.S. ROUTE 220 AND VA ROUTE 679 AS SHOWN ON THAT CERTAIN SURVEY MAP ENTITLED "PLAT SHOWING 2.000 AC. PROPERTY OF SPRINGWOOD PROPERTIES, L.L.C.", DATED AUGUST 24, 2001 AND PREPARED BY LUMSDEN ASSOCIATES, P.C., ENGINEERS-SURVEYORS-PLANNERS, ROANOKE, VIRGINIA, A COPY OF WHICH PLAT IS INCORPORATED HEREIN AND IS OF RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1719 AT PAGE 442.

LESS AND EXCEPTION 0.029 ACRES OF LAND CONVEYED TO ROANOKE COUNTY BOARD OF SUPERVISORS BY DEED DATED AUGUST 6, 2009 AND RECORDED AS INSTRUMENT NO. 200911247.

PROPOSED CONDITIONS

SITE TABULATIONS

SITE AREA:	1.973 AC (85,949 S.F.)
MINIMUM LOT AREA:	15,000 S.F.
EXISTING ZONE:	C-2 HIGH INTENSITY COMMERCIAL
EXISTING USE:	COMMERCIAL-RETAIL
PROPOSED USE:	CAR WASH
MINIMUM FRONTAGE:	75 FEET
MAXIMUM LOT COVERAGE ALLOWED:	90% (±1.78 AC / ±77,354 S.F.)
LOT COVERAGE PROVIDED:	±44% (±0.88 AC / ±38,234 S.F.)
MAXIMUM BUILDING COVERAGE ALLOWED:	50% (±0.99 AC / ±42,975 S.F.)
MAXIMUM BUILDING COVERAGE PROVIDED:	±6% (±0.12 AC / ±5,130 S.F.)
MAXIMUM BUILDING HEIGHT:	45 FT
BUILDING HEIGHT PROVIDED:	±35 FT
MINIMUM SETBACKS REQUIRED:	
FRONT:	30 FT, OR 20 FT WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE.
SIDE:	0 FT.
REAR:	15 FT.
STACKING SPACES REQUIRED:	5 SPACES PER BAY/STALL
STACKING SPACES PROVIDED:	OVER 10 SPACES PER BAY/STALL



VICINITY MAP
SCALE: 1" = 1,000'

TAKE 5 CAR WASH
SPECIAL USE PERMIT
CAVE SPRING MAGISTERIAL DISTRICT

CONCEPTUAL SITE PLAN

APPLICANT: BOING US HOLDCO, INC.
3434 BUCK MOUNTAIN ROAD
ROANOKE COUNTY, VA 24018

PENNONI ASSOCIATES INC.
14901 Bogle Drive, Suite 202
Chantilly, VA 20151
T 703.956.6204

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

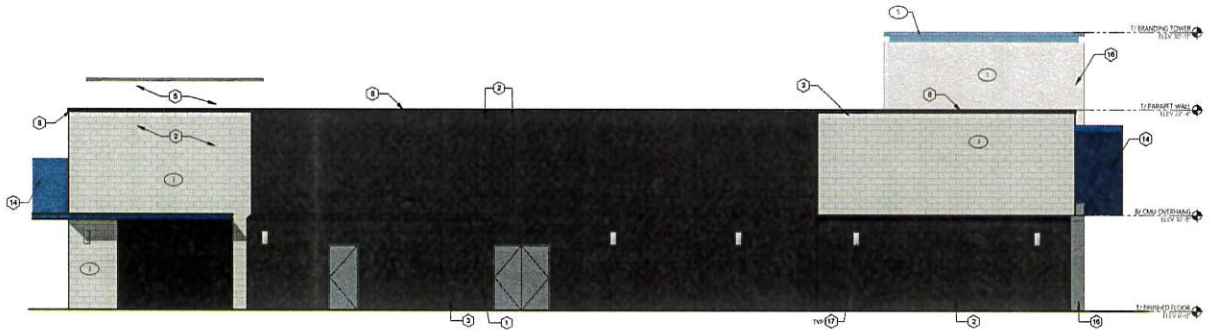
NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

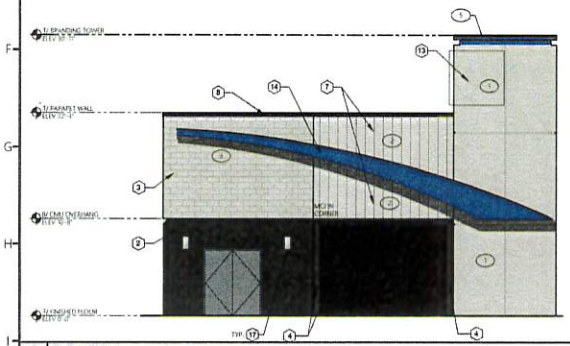
PROJECT	DRVBR22032
DATE	03-03-2023
DRAWING SCALE	1" = 40'
DRAWN BY:	KJC
APPROVED BY:	BAS

SHEET 1 OF 1

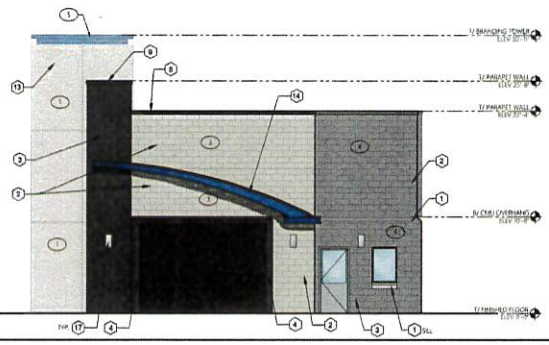
PLOTTED: 4/27/2023 1:19 PM, BY: Cody Duda P:\DTSY\LE Pennoni\VCS.stb PROJECT STATUS: SITE PLAN
U:\Accounts\DRVBR\DRVBR22032 - Take 5 Car Wash Roanoke VA\RESON_SHEETS\SUP\DRVBR22032 SUP Concept Site Plan - Rev.dwg



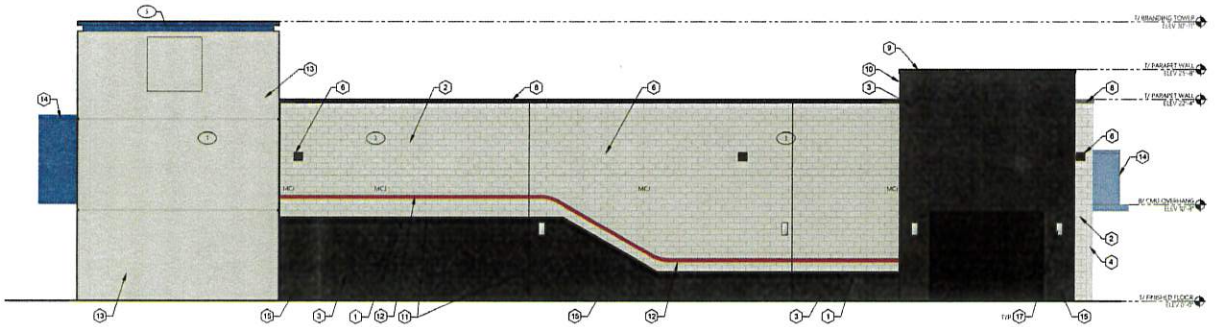
1 ELEVATION 3/16" = 1'-0"



2 ELEVATION 3/16" = 1'-0"



3 ELEVATION 3/16" = 1'-0"



4 ELEVATION 3/16" = 1'-0"

ELEVATION KEYNOTES

1	PRECAST CONC WATERTABLE
2	SMOOTH FACE CMU
3	SPLIT FACE CMU VENEER
4	STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 7020 BLACK FOX
5	TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A104
6	.050 X 8"W X 8"H PARAPET OPENING WITH PRE-FINISHED ALUM METAL COLLAR 12" W X 1" PROJ BRONZE ANODIZED FINISH
7	CENTRIA (OR EQUIVALENT) PRE-FINISHED ALUMINUM CONCEALED FASTENER SIDING COMPLETE W/ DRIP FLASHING AND CLOSURES
8	PREFORMED PRE-FINISHED ALUM. COPING WITH CONT. HOLD DOWN CLIPS ON BOTH SIDES OF THE PARAPET; FINISH: DARK BRONZE; REFER TO SPECIFICATIONS 07 54 00 FOR MORE INFORMATION
9	PREFORMED PRE-FINISHED ALUM. GRAVEL STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
10	EXPOSED SIDEWALL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8.25" X12" PRIMED. PAINT TO MATCH 4 X 8 H X 16 SPLIT FACE CMU VENEER W/ DRYBLOC ADDITIVE, DARK GRAY COLOR . SEALANT BETWEEN CMU AND SIDING
11	MITER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
12	SIDEWALL GRAPHIC STRIP FURNISHED BY OWNER INSTALLED BY CONTR
13	EIFS FINISH; REFER TO SHEET A403 FOR ADDITIONAL DETAILS.
14	CANOPY BY SIGNAGE VENDOR
15	6" DIA PVC DOWNSPOUT, RELEASE MIN 6" ABOVE GRADE (VERIFY WITH CIVIL)
16	TOWER BEYOND
17	WALL SCONCE; REF. FIXTURE SCHEDULE

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL

C. REFER TO LOW VOLTAGE PLAN FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY EXCEEDS 24'-0". REFER TO GENERAL STRUCTURAL NOTES ON S0.01.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A500 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

EXTERIOR FINISH SCHEDULE

NO.	AREA	COLOR
1	TOWER	BY MANUF. MATCH SW 6169, SEDATE GRAY
2	METAL PANELS	BY MANUF. 1760 LIMESTONE
3	ACCENT CMU	MATCH SW COLOR #6169, SEDATE GRAY
4	DARK CMU	MATCH SW COLOR # 7020, BLACK FOX

ARCHITECT OF RECORD:
RALPH M. COLEMAN
VIRGINIA REGISTERED
ARCHITECT
125 RHETT ST., SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

COR3 DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
125 Rhett St.
Suite 101
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

STRUCTURAL
Travis A. Hudson
1350 C Cleveland Street
Greenville, SC 29607
864.297.9382

PLUMBING
LWA Consulting Engineers
870 Cleveland St. STE 10
Greenville, SC 29601
864.271.6535

MECHANICAL
LWA Consulting Engineers
870 Cleveland St. STE 10
Greenville, SC 29601
864.271.6535

ELECTRICAL
Matrix Engineering, INC
912 S Pine Street
Spartanburg, SC 29302
864.585.2745

Project Title
TAKE 5 CAR WASH
ROANOKE VA
BUCK MOUNTAIN RD,
ROANOKE, VA

Client Logo

Seals

Revisions
xx.xx.2023 Issue for Permit

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Project Number
22085
Phase
CD
Date
XX.XX.2023
Drawn By
-
Checked By
-

Sheet Number
A4.00

Sheet Title
EXTERIOR ELEVATIONS



Exterior Paint Finishes (Retrofits)

The attached Sherwin Williams paint colors are for design intent. Provide mock ups of each color onsite for Driven Brands final selection.


TAKE 5
CAR WASH
TAKE 5
CAR WASH
CAR WASH
EXIT ONLY
CAR WASH


TAKE 5
CAR WASH
ENTRY ONLY

FRONT ELEVATION

TAKE 5
CAR WASH
3434 Buck Mountain Rd
Roanoke, VA 24018

INITIAL LAYOUT: April 13, 2023

REVISIONS:
I 4/24/23
II -
III -
IV -
V -

Underwriters Laboratories Inc. •
UL File #E225670

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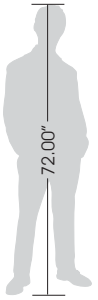
Sq. Ft. Signage:
39.88
Signage Allowance:
Roanoke County
Clearbrook Overlay District
1 Sq. Ft. per Linear Ft. Building Frontage,
up to 5% Facade Area, 3 Signs Maximum
Maximum Sq. Ft.: 45 Sq. Ft.

PROOF



27.71 Sq. Ft.
QTY: 1



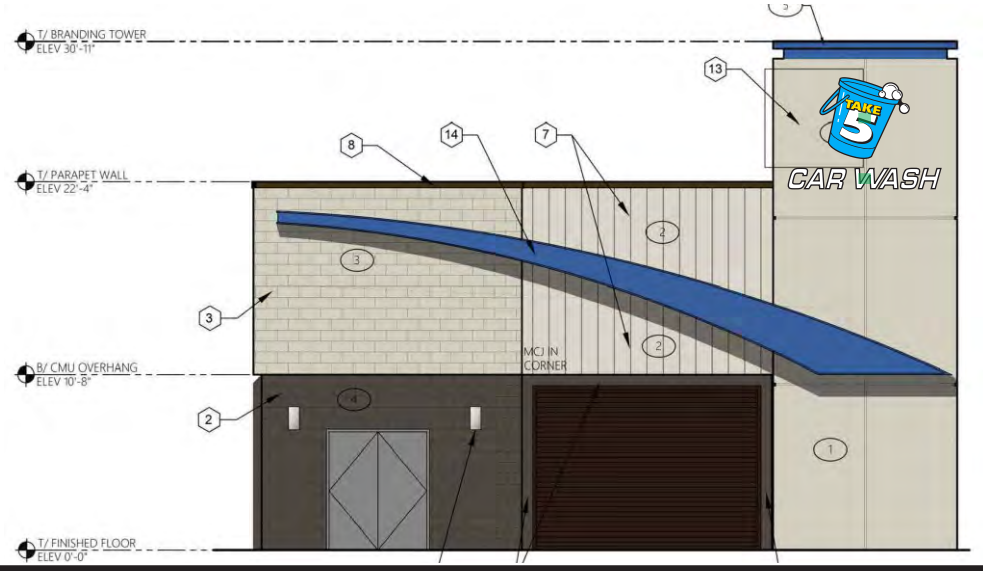


11.68 Sq. Ft.
QTY: 1

Color Key:

- PMS 2191 C
- PMS 7691 C
- PMS 107 C
- PMS 7625 C
- Black
- White

IMPOSED IMAGERY



NOTES:
- IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

SPECIFICATIONS

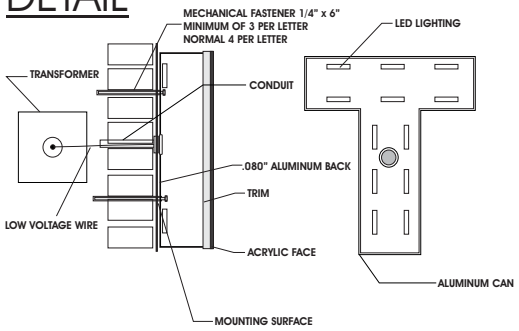
ILLUMINATED
CHANNEL LETTERS

Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Return Depth: 5"
Face Color: See above
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

- GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
- TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.

NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

DETAIL



Owner/Landlord Approval _____

SIGNS UNLIMITED
communicate your identity
6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

REAR ELEVATION

TAKE 5
CAR WASH
3434 Buck Mountain Rd
Roanoke, VA 24018

Underwriters Laboratories Inc. •
UL File #E225670

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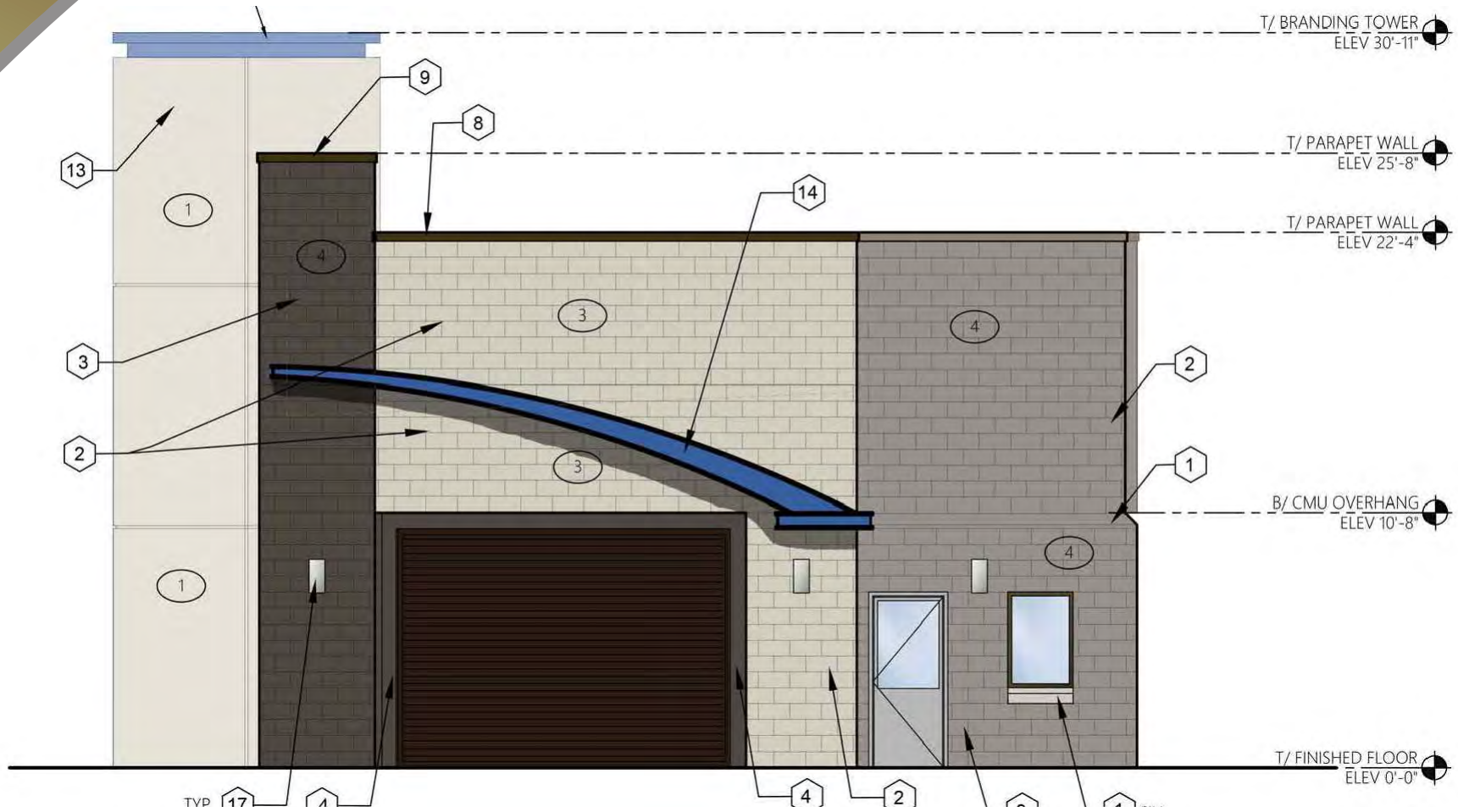
INITIAL LAYOUT: April 13, 2023

REVISIONS:
I 4/24/23
II -
III -
IV -
V -

NO SIGNAGE

PAINT SCHEME TO MATCH SIMILAR PAINT APPROACHES



Owner/Landlord Approval _____

SIGNS UNLIMITED communicate your identity

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIDE A ELEVATION

TAKE 5
CAR WASH
3434 Buck Mountain Rd
Roanoke, VA 24018

INITIAL LAYOUT: April 13, 2023

REVISIONS:
I 4/24/23
II -
III -
IV -
V -

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UL File #E225670

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Sq. Ft. Signage:
70.15
Signage Allowance:
Roanoke County
Clearbrook Overlay District
1 Sq. Ft. per Linear Ft. Building Frontage,
up to 5% Facade Area, 3 Signs Maximum
Maximum Sq. Ft.: 110 Sq. Ft.

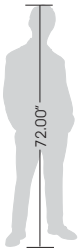


58.47 Sq. Ft.
QTY: 1



11.68 Sq. Ft.
QTY: 1

PROOF

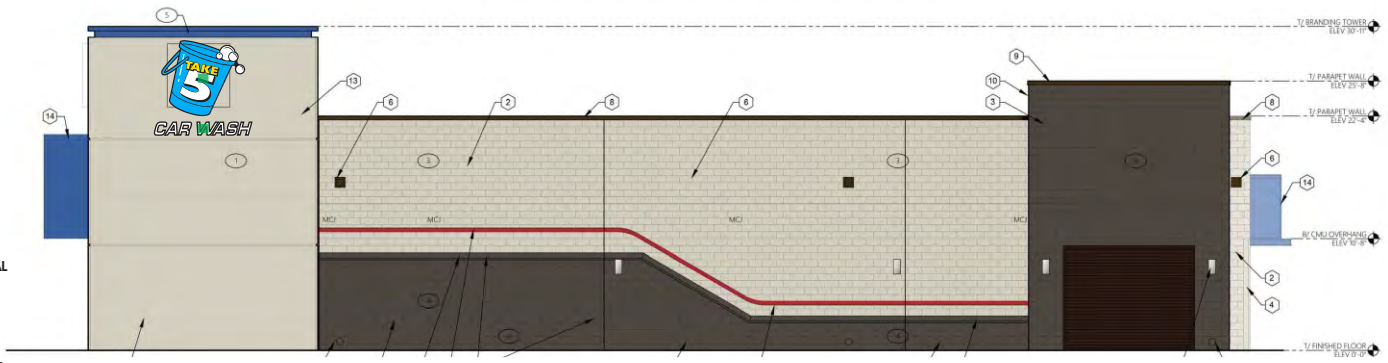


Color Key:

- PMS 2191 C
- PMS 7691 C
- PMS 107 C
- PMS 7625 C
- Black
- White

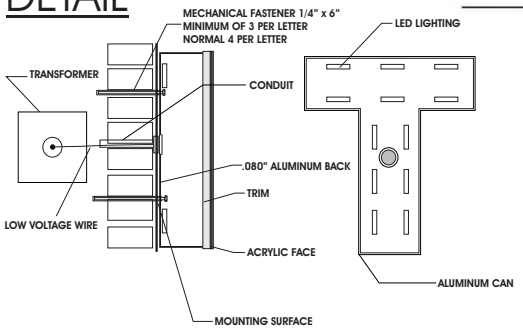
• GENERAL LOCATION OF J-BOXES (BY ELECTRICIAN)
• TO BE LOCATED INSIDE BUILDING & ACCESSIBLE FOR HOOKUP TO POWER SUPPLIES.
NOTE: IF THE PERMANENT POWER IS NOT RUN BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINES

SIGNAGE NEAREST PRIMARY ROADWAY



IMPOSED IMAGERY

DETAIL



SPECIFICATIONS

ILLUMINATED
CHANNEL LETTERS

Size: As in drawing
Trim: 1"
Trim Color: Black
Return Color: Black
Return Depth: 5"
Face Color: See above
Face: 1/8" Acrylic
Letter Interior: Gloss White
Illumination: LED
Mounting: Studded Letters

NOTES:
- IF ELECTRICIAL LINE/J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER. IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER

Owner/Landlord Approval _____

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SIDE B ELEVATION

TAKE 5
CAR WASH
3434 Buck Mountain Rd
Roanoke, VA 24018

Underwriters Laboratories Inc. •
UL File #E225670

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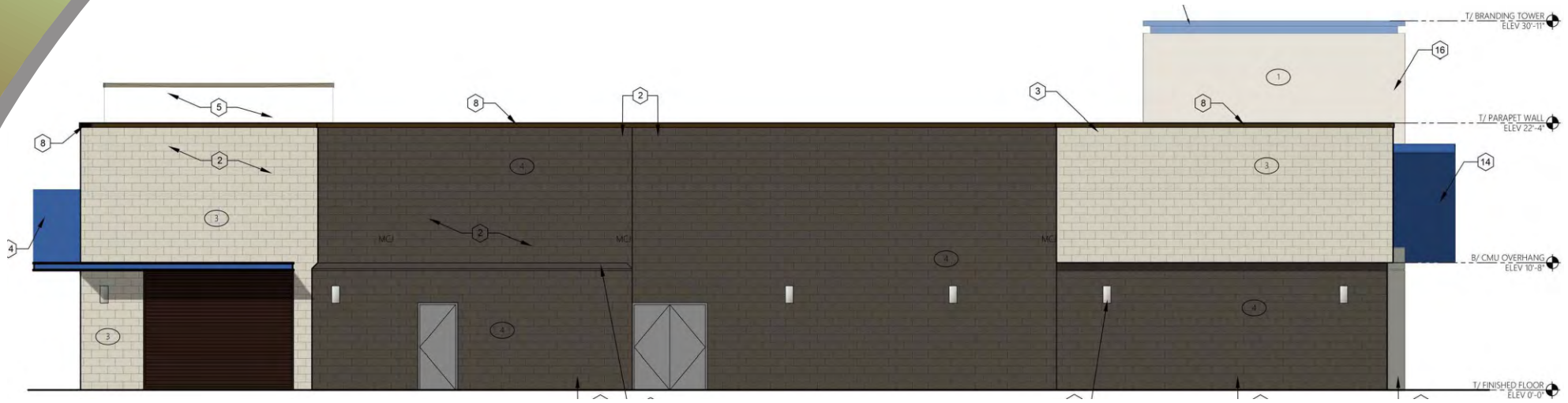
INITIAL LAYOUT: April 13, 2023

REVISIONS:
I 4/24/23
II -
III -
IV -
V -

NO SIGNAGE

PAINT SCHEME TO MATCH SIMILAR PAINT APPROACHES



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GROUND SIGN (MONUMENT)

TAKE 5
CAR WASH
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II -
III -
IV -
V -

NOTE:
- INSTALLER TO MAKE FINAL CONNECTION IF POWER IS RUN AT TIME OF INSTALLATION,
- IF THE PERMANENT POWER IS NOT BEFORE THE SIGNS ARE INSTALLED, IT IS THE ELECTRICIAN'S RESPONSIBILITY TO MAKE THE FINAL CONNECTIONS WHEN THEY RUN THE LINE(S)
- INSTALLER TO DROP ELECTRICAL LINE TO THE BASE OF THE POLE, DRILL HOLE AND LEAVE ACCESS TO THE LINE(S)

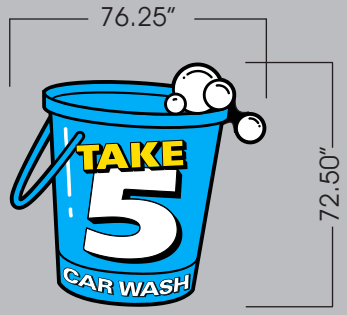
PROOF

NOTE: ENGINEERING REQUIREMENTS MAY ALTER FOOTER, POLE AND PRICE

Sq. Ft. Signage:
38.38
Signage Allowance:
Roanoke County
Clearbrook Overlay District
Monument Required
3 Signs Maximum
Maximum Height: 7 Ft.

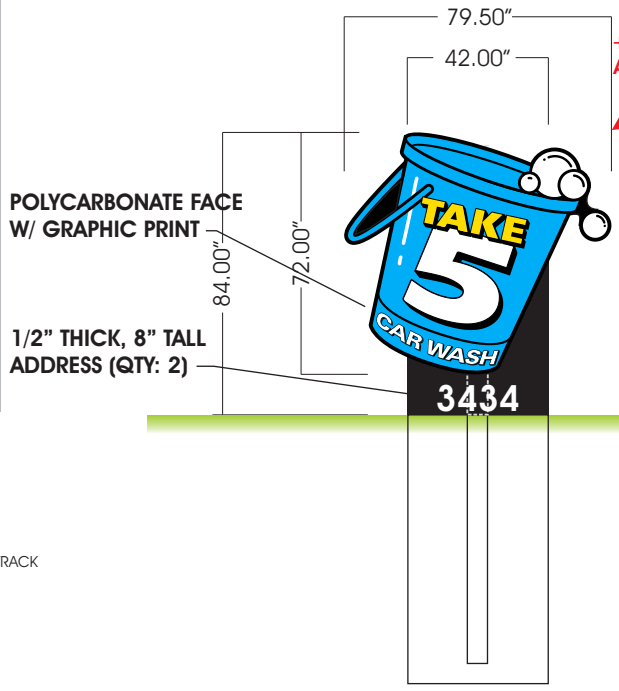
Reverse

BUCKET CALCULATION

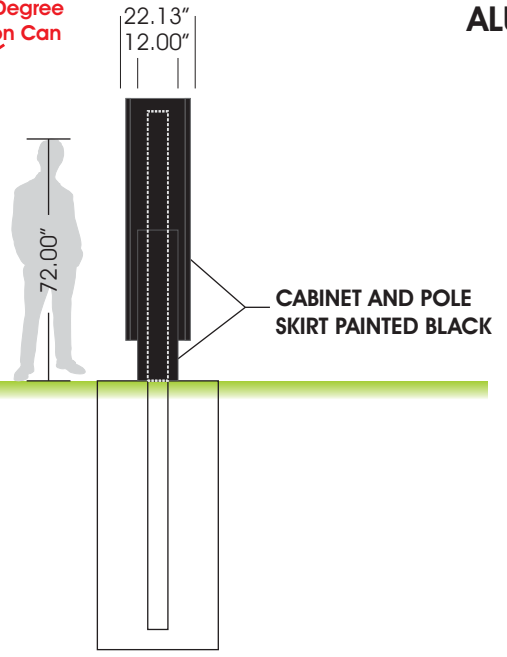


38.38 Sq. Ft.

Elevation



Side

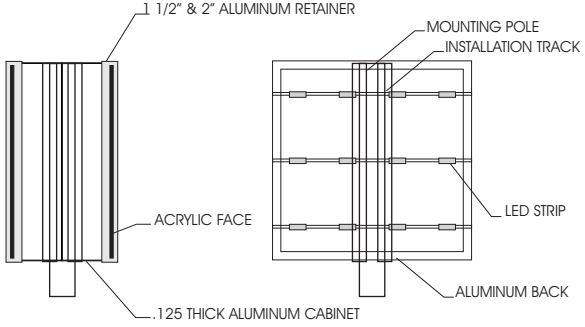


SPECIFICATIONS

DOUBLE-SIDED ILLUMINATED ALUMINUM CABINET

Quantity:
See above
Size:
As in drawing
Face Color:
As in drawing
Vinyl Colors:
As in drawing
Face
1/8" Acrylic
Cabinet Interior:
Gloss White
Cabinet & Skirt Color:
Black
Trim:
2"
Illumination:
LED
Mounting:
Poles w/ concrete footer into earth

DETAIL



NOTE: HOLE AND FOOTER DIMENSIONS/SPECIFICATIONS TO BE DETERMINED BASED ON ENGINEERING

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DIRECTIONAL/WAYFINDING SIGN

TAKE 5

CAR WASH

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Roanoke, VA 24018

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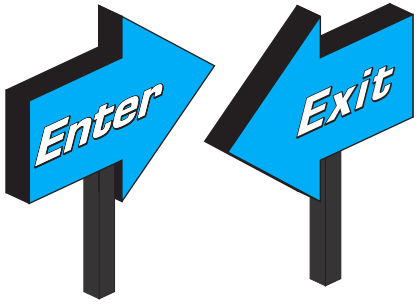


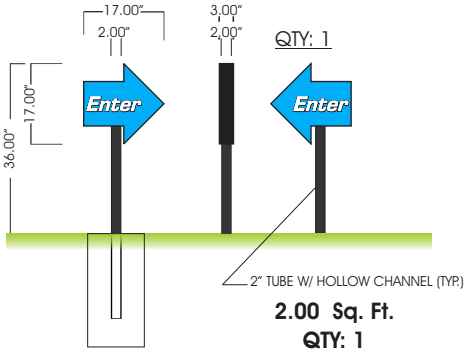
Color Key:
- PMS 2191 C
- PMS 7691 C
- PMS 107 C
- PMS 7625 C
- Black
- White



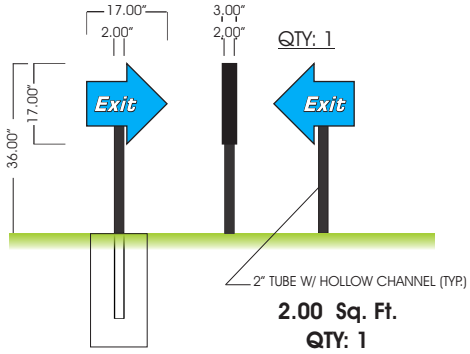
SPECIFICATIONS

NON ILLUMINATED
DOUBLE-SIDED
POST & CHANNEL

Size:
As in drawing
Material:
Aluminum square tubing
Channel
Face Color:
As in drawing
Trim:
1"
Trim Color:
Black
Return Color:
Black
Return Depth:
3"
Face:
1/8" Acrylic
Leg Color:
Black
Mounting:
Into Earth

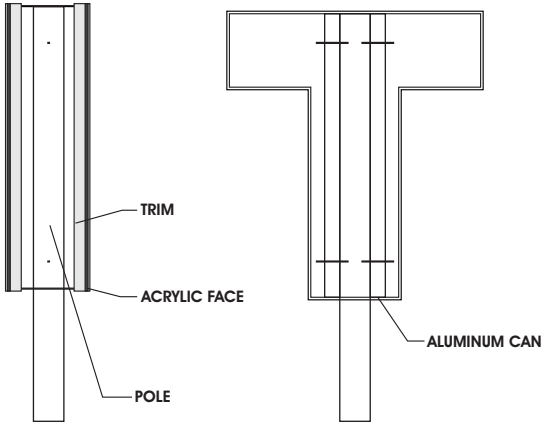


2.00 Sq. Ft.
QTY: 1



2.00 Sq. Ft.
QTY: 1

DETAIL



NOTES:
- **HOLES TO BE DUG BY HAND TO AVOID DAMAGING UNMARKED UNDERGROUND LINES**
- **ALL WAYFINDING SIGNS MUST BE REINFORCED WITH CONCRETE**

Owner/Landlord Approval _____

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SITE PLAN

TAKE 5
CAR WASH
3434 Buck Mountain Rd
Roanoke, VA 24018

INITIAL LAYOUT: April 13, 2023

REVISIONS:

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III	-
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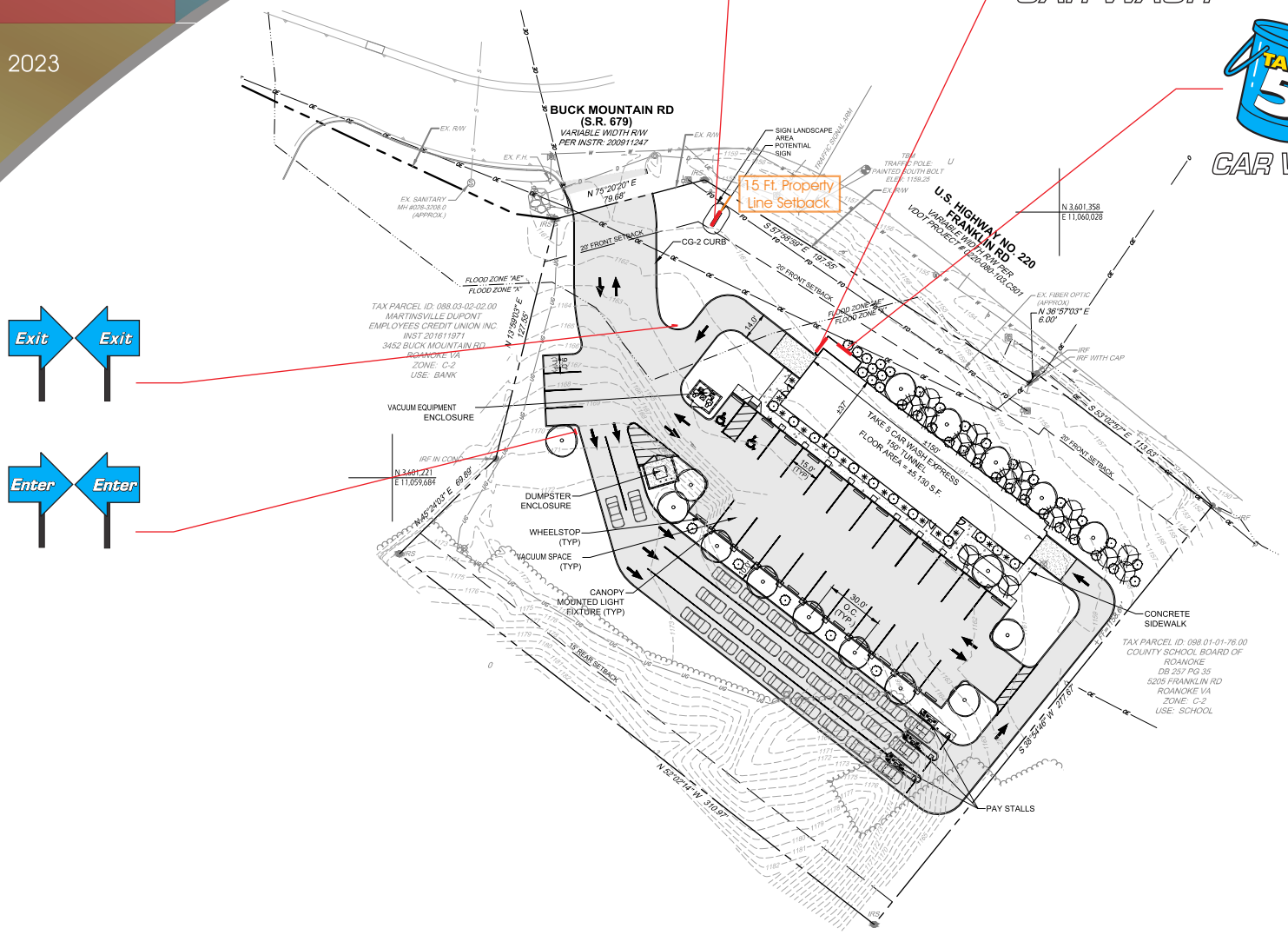
SITE PLAN



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Rebecca James - RE: [EXTERNAL] - Take 5 Car Wash - Buck Mountain Road

From: Blake Smith <basmith@pennoni.com>
To: Rebecca James <RJAMES@roanokecountyva.gov>
Date: 3/9/2023 11:28 AM
Subject: RE: [EXTERNAL] - Take 5 Car Wash - Buck Mountain Road
Cc: "Douglas R. Kennedy" <dkennedy@Pennoni.com>, Diana Milian <DMilian@Penno...
Attachments: DRVBR2022032 SUP Concept Landscape Plan-Rev.pdf; DRVBR2022032 SUP Site Plan - Rev.pdf; 22085 Take 5 CW Roanoke Exterior Elevations 03.09.2023.pdf

Rebecca,
I think Doug Kennedy copied you on the VDOT Access Management Exception submittal to VDOT yesterday.

We have made a couple of adjustments for additional traffic mitigation, including decreasing the size of the existing entrance which moves it a few feet further away from Franklin Road, and decreasing the number of car wash stacking lanes to two instead of 3. Attached is the new SUP Plan and Landscape Plan reflecting those changes.

Also attached are the architectural renderings for the car wash building, as requested.

Please let me know if we will be on track with the March 10 application schedule.

Thanks.
-Blake

Blake Smith, PE, LEED, AP
Principal Engineer

SMITH
DIVISION OF PENNONI

14901 Bogle Dr Suite 202 | Chantilly, VA 20151
Direct: +1 (703) 956-6204 | **Mobile:** +1 (703) 593-0299
www.pennoni.com | basmith@pennoni.com

From: Rebecca James <RJAMES@roanokecountyva.gov>
Sent: Tuesday, March 7, 2023 9:30 AM
To: Blake Smith <basmith@pennoni.com>
Cc: Douglas R. Kennedy <dkennedy@Pennoni.com>; Diana Milian <DMilian@Pennoni.com>; Ethan Mindrebo <EMindrebo@Pennoni.com>; Greg R. Deubler <GDeubler@Pennoni.com>; Denise Sowder

VDOT Virginia Department of Transportation

February 2015

ACCESS MANAGEMENT EXCEPTION REQUEST: AM-E

ACCESS MANAGEMENT REGULATIONS 24 VAC 30-73

SECTION 120

Submitted by: Douglas R. Kennedy , PE - Pennoni for the Applicant Boing US Holdco Inc		**Date:** March 13, 2023
Email Address: DKennedy@Pennoni.com		**Phone:** 703-840-4830
Address: 3434 Buck Mountain Road, Roanoke, VA 24018		
Project Name: Take 5 Car Wash Roanoke	**Rte #** 679	**Locality:** Roanoke Co.
Description of Project: The applicant proposes to redevelop the Willow Tree Antiques to a one-tunnel automatic car wash and maintain right in/out access to Buck Mt Road. The proposed access is an existing driveway within 70 feet of the US 220 traffic signal. The US 220 signal is to be modified to remove turn conflicts with site access maintained; The proposed use site traffic has minimal change to the overall signal operations and alt. access is not feasible. Mitigation proposed for site signing and entrance design.		
VDOT District: Salem	**Area Land Use Engineer:** Steven B. Mullins - PE	

NOTES:
(1). Submit this form and any attachments to one of the District's Area Land Use Engineers.
(2). See Section 120 of the Regulations for details on the requirements, exceptions, and exception request review process.
(3). Attach additional information as necessary to justify the exception request(s).
(4). If a traffic engineering study is required, the decision on the request will be based on VDOT engineering judgment.
(5). Use the LD-440 Design Exception or the LD-448 Design Waiver forms for *design and engineering standards*, e.g. radius, grade, sight distance. See IIM-LD-227 on VDOT web site for additional instructions.

Select the Exception(s) Being Requested

☐ **Exception to the shared commercial entrance requirement.** (Access M. Regulations Section 120 C.2)

Reason for exception:

☐ **A. An agreement to share the entrance could not be reached with adjoining property owner.**

☐ **Attached:** Written evidence that adjoining property owner will not share the entrance.

☐ **B. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

☐ **Specify constraint:** _____

☐ **Attached:** Documentation of constraint such as aerial photo or topographic map.

☐ **Exception to the vehicular connection to adjoining undeveloped property requirement.** (Section 120 C.4)

Reason for exception:

☐ **A. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

☐ **Specify constraint:** _____

☐ **Attached:** Documentation of constraint such as aerial photo or topographic map.

☐ **B. Other reason:** _____

☑ **Exception to the commercial entrance shall not be located within the functional area of an intersection requirement.** (See Regulation Section 120 C. 1; Appendix F, Rd Design Manual)

☑ **Attached:** A traffic engineering study documenting that the operation of the intersection and public safety will not be adversely impacted.

☑ **EXCEPTION TO THE SPACING STANDARDS FOR:**

- **Commercial entrances; intersections/median crossovers (Table 2-2);**
- **Commercial entrances/intersections near interchange ramps (Tables 2-3, 2-4);** or
- **Corner clearance (Figure 4-4).** Appendix F, Road Design Manual

Information on the Exception Request

☑ **ON A STATE HIGHWAY**

Functional classification: Principal Arterial: ☐ Minor Arterial: ☐ Collector: ☑ Local: ☐

Posted speed limit: 40 mph

☐ **NEAR AN INTERCHANGE RAMP** (Submittal of a traffic engineering study required)

☐ **CORNER CLEARANCE** (Submittal of a traffic engineering study required)

Type of intersection/entrance: Signalized ☐ Unsignalized ☐ Full Access ☐ Partial Access ☑

Required spacing distance 250 **ft**

Proposed spacing distance 109 **ft**

Requested exception: Reduction in required spacing 141 **ft**

REASON FOR EXCEPTION:

☑ **A. To be located on an older, established business corridor along a highway where existing spacing did not meet the standards prior to 7/1/08 or 10/14/09.** (Regulation Section 120 C.3.c)

☑ **Attached:** Dated aerial photo of corridor identifying proposed entrance/intersection location.

☐ **B. Not enough property frontage to meet spacing standard, but the applicant does not want a partial access right-in/right-out entrance.** (Section 120 C.3.f)

☐ **Attached:** A traffic engineering study documenting that left turn movements at the entrance will not have a negative impact on highway operation or safety.

☐ **C. To be located within a new urbanism mixed use type development.** (Section 120 C.3.d)

☐ **Attached:** The design of the development and compliance with intersection sight distance.

☐ **D. The proposed entrance meets the signal warrants but does not meet the signalized intersection spacing standard. The applicant requests an exception to the spacing standard.**

☐ **Attached:** A traffic engineering study that (i) evaluates the location's suitability for a roundabout and (ii) provides documentation that the proposed signal will not impact safety and traffic flow. (Section 120 C.5)

☐ **E. The development's 2nd (or additional) entrance does not meet the spacing standards but is necessary for the streets to be accepted into the secondary system.** (Section 120 C.3.e)

☐ **Attached:** Information on the development that identifies the location of entrances.

☐ **F. To be located within the limits of a VDOT and locality approved access management corridor plan.**

☐ **Attached:** Aerial photo of corridor identifying proposed entrance/intersection location. (Sect 120 C.3.b)

FOR VDOT USE ONLY

Recommendation on Exception Request: Approve ☐ Deny ☐	**Date:**
Area Land Use Engineer or: _____ **Name** _____	
Remarks:	

Exception Request Action: Approved ☐ Denied ☐	**Date:**
District Administrator or Designee: _____ **Name (and position if Designee)** _____	
Remarks:	

District Staff: Please email copy to Bradley.Shelton@VDOT.Virginia.gov

TRAFFIC ENGINEERING JUSTIFICATION STUDY
TAKE 5 CAR WASH ACCESS AT RTE 679
CAVE SPRING MAGISTERIAL DISTRICT
3434 BUCK MOUNTAIN ROAD, ROANOKE COUNTY, VA 24018

VDOT AM-E REQUEST FOR COMMERCIAL ENTRANCE SPACING WAIVER FOR SPACING ON A COLLECTOR AT LESS THAN 250 FT FOR TYPE 4 ACCESS VA ROUTE 679 (BUCK MOUNTAIN ROAD) AND FOR PROXIMITY TO SIGNALIZED INTERSECTION (US 220, FRANKLIN RD)

Introduction

Boing US Holdco, Inc. (The Applicant) is pursuing a Special Use Permit for the existing Willow Tree Antiques site for redevelopment as a Take 5 Car Wash. The total 1.973 acres is proposed in the C-2 (High Intensity Commercial District) for a one tunnel automatic car wash facility, to be operated by the Take 5 Companies. The site includes the Buck Mountain Road (Va. Route 679) frontage southwest of US 220 (Franklin Road) at the Franklin Road/Buck Mountain Road/Stable Drive/Clearbrook Lane traffic signal. The location of the site is shown on **Figure 1.**

For the purposes of the Access Management Exception, the redevelopment is proposed to include up to 5,130 sf facility to accommodate a one-bay automatic car wash, with approximately 23 parking spaces for car service and employees. The Proposed Conceptual site plan would include modifications to the existing commercial entrance on Buck Mt. Road to accommodate a VDOT entrance adjacent to the US 220 signal. The on-site circulation as right in/out is maintained, and traffic circulation includes 2 drive lanes to the pay stalls with counterclockwise access to the wash.

The proposed AM-E is submitted for the proposed Take 5 car wash entrance location on Buck Mountain Road within 50 feet of the US 220 signal. The proposed location of the three-legged entrance was established to reflect the existing entrance for the property. In initial discussion with VDOT staff, new access to the Principal Arterial, US 220, was not encouraged, to avoid adding new conflict locations on the 4-lane divided arterial. With the limited length of frontage on Buck Mountain Road, (at 79 Feet) and along US 220 (at app. 310 Feet), alternative access to the site is not available, as outlined in the alternatives section. This Access Management Exception is being submitted for the entrance on Va. Route 679 since the new access is approximately 109 feet from the adjoining US 220 centerline and approximately 141 feet from the Valley Star Credit Union entrance (3452 Buck Mountain Road). Additionally, with the existing/proposed access, the driveway is located within the influence area of the US 220 signal, as the driveway is within the turn lane storage for turns from eastbound Buck Mountain Road to US 220.

The VDOT roadway improvements for the corridor are under final design to be implemented in Roanoke County to improve signal efficiency on US 220. The spot safety improvements are part of the VDOT project 0220-960-50 to enhance the traffic operations at the signal and restrict side street throughs at the signal. The project introduced “thru-cut” design concept to redirect side street throughs to turn left or right to increase signal efficiency by reducing side street green times. The project has a total budget of $16.1 million and is expected to commence in late 2023.

The technical justification provides documentation of the road context, planned improvements, and previous access conditions. The justification also includes a traffic summary of the existing and

future peak hour operations, with the proposed site based on the derived site operations envisioned by the Applicant based on review of average car wash sites operated by Driven Brands. The AM-E also includes review of the safety conditions based on historical crash data, and review of alternatives and site mitigation suggested with the proposed use.

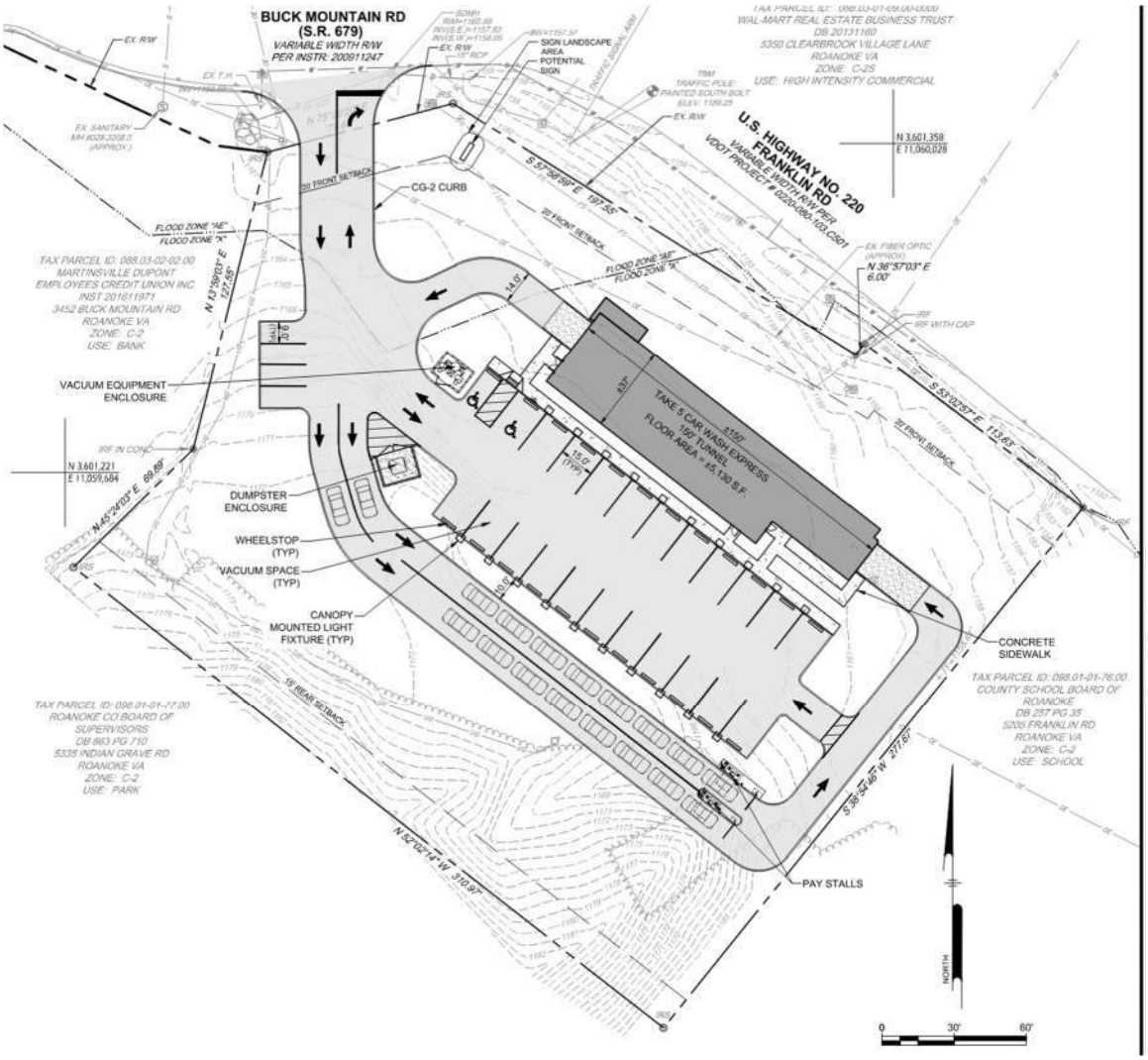
The existing site entrance is proposed to be modified with the proposed Take 5 Car Wash development, as shown on the Concept Site Plan on **Figure 2**.

FIGURE 1: SITE LOCATION



Source: Roanoke Co VA GIS mapping One View & Google Maps

FIGURE 2: CONCEPT SITE PLAN



Background

A traffic statement to develop the range of trips for the commercial uses and compare to national averages and the existing Antiques use was submitted in advance of the AM-E in October 2022 by Pennoni. The conclusions were that the proposed change of use did not substantially change site volumes in relation to existing traffic. The trip generation analysis noted that there is not a large data set for car washes in the ITE Trip Generation Manual (11th Edition) for automatic car washes (Land Use Code 948), and the data varies between tunnels and building size. No data for AM and Daily trips is published in ITE for LUC 948, and PM data is limited to 3 studies so the derivation of trips was determined from the Applicant 's sales experience data was used as the basis for the trip generation derivation.

Based on the operator's expectations, Pennoni extrapolated the average daily use data in the ITE Trip Generation Manual with other sites analysis performed for Take 5 Express sites in Virginia. The effort included reviewing the ITE trip rate data base from the appropriate land use codes and trip variables and reviewing the hourly traffic trends for 1 car wash site in the ITE Appendix. With the high customer demand of 100 customers, the peak hour and Daily trips were estimated at 6-10

customers per hour. Other similar sites expect 4-8 customer per hour, so Pennoni used the high end of customer trips per day. Take 5 does not yet operate a site in Virginia, so review of nationwide averages for sales at 30 sites was reviewed. The average Saturday data was refined.

Pennoni utilized a derived rate per tunnel based on Saturday average sales for a Driven Brands Tier 2 site (i.e. stand-alone car wash without co-branded oil lube and vehicle service activities). The site activities were approximately 200 weekday Daily trips and 350 weekend (Saturday trips) for the subject site, which were comparable to the derived empirical retail and office uses for the Willow Tree Antiques an on-site palm reader. VDOT input and responses were update in February 2023, based on more refined Saturday activities, which highlighted VDOT concerns that access to Buck Mountain Road should not negatively impact the proposed VDOT signal improvements for the US 220 corridor. On initial review, VDOT supported a higher weekend estimate based on review of average sales data and requested the Applicant provide a detailed capacity analysis as part of the AM-E review to quantify the traffic operations with the site. The email correspondence is included as **Attachment A.**

Relevant Design Criteria

The relevant VDOT access spacing criteria is summarized in **Table 1** from the VDOT Road Design Manual (Table 2-2). The partial access crossing Type 4 would require 250 feet spacing to not require a VDOT AM-E. Additionally, as noted on the AM-E form, the Exception is requested due to the proximity to the adjacent signal, as noted in Section 120.C.1 of the code.

TABLE 1: VDOT ROAD DESIGN MANUAL APPENDIX F COMMERCIAL ACCESS SPACING

Functional Classification	Design Speed (See Note 2)	Minimum Spacing (Distance) in Feet			
		Type 1 (Signalized)	Type 2 (Unsignalized/ Full Crossover)	Type 3 (Full Access /Directional Crossover)	Type 4 (Partial Access)
Collector	≤ 30 mph	660	440	225	200
	35 to 45 mph	660	440	335	250
	≥ 50 mph	1,050	660	445	360

TABLE 2-2 MINIMUM SPACING STANDARDS FOR COMMERCIAL ACCESSES, INTERSECTIONS AND MEDIAN CROSSOVERS

Road Context

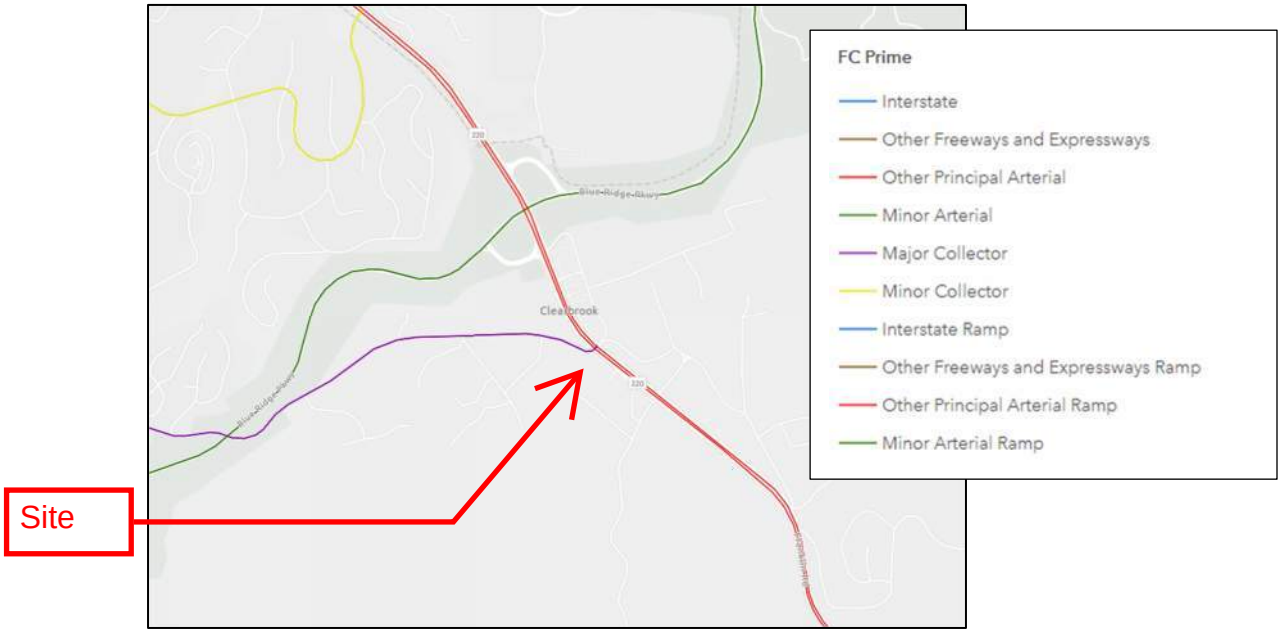
Franklin Road (US 220) is a four-lane divided Other Principal Arterial southeast of the Blue Ridge Parkway interchange with signalized median crossovers in the vicinity at Buck Mountain Road/Stable Road and at Indian Grave Road SW/Clearbrook Village Lane. The posted speed limit is 45 MPH and Franklin Road does not have direct access to the adjacent parcels south of Buck Mountain Road signal. VDOT AADT from 2021 has 26,000 VPD (factored) south of the Parkway to the Franklin County line, with 27,000 VPD weekdays.

Buck Mountain Road (Va. Route 679) is a two-lane Major Collector west of US 220 between the Parkway and US 220 with a 40 MPH speed limit with 9,700 VPD ADT reported in 2021 (factored) and 6,700 vpd west of the Parkway underpass. The road has a raised median adjacent to the site for app. 275 feet which restricts left turns to/from the property and to the adjacent Valley Star Credit Union access. The Credit Union has a separate driveway with a left turn lane approximately 480 feet from the US 220 signal. The Buck Mountain Road existing site entrance is located immediately west of the signal with approximately 45 feet of stacking from the entrance center to the existing painted stop bars. The Buck Mountain Road approach is designated for a separate right turn lane to SB US Rte. 220 and a shared through/left and left for dual turns to northbound US Rte. 200. No pedestrian facilities are provided at the existing signal.

VDOT Historical traffic volumes for US 220 and Buck Mountain Road are attached in **Appendix B,** which show annual growth at less than 2 percent annually prior to COVID-19 in the last 10 years.

The VDOT Functional Plan for the study area is shown below in **Figure 3**, which shows US 220 as an Other Principal Arterial and Buck Mountain Horner Road as major collectors.

FIGURE 3: VDOT FUNCTIONAL PLAN MAP



For context the entrance has been used for the Antique shop based on aerials from Google Map before the summer of 2008, as shown in **Figure 4**, with the raised median added after 2011 for Route 679, before the construction of the Valley Star Credit Union. The aerial was grainy at the signal, but later Google Earth photos confirmed the median was added after April of 2011. The exception to the VDOT Road Design Manual Appendix F Figure 4-11 spacing is requested based on one (1) of criteria in the Code 24VAC30-73-120:

- C.3.c Established Business Corridor:

  c. On older, established business corridors along a highway in a locality where existing entrances and intersections did not meet the spacing standards prior to July 1, 2008 for

> principal arterials or October 14, 2009 for minor arterials, collectors, or local streets, spacing for new entrances and intersections may be allowed by the district administrator's designee that is consistent with the established spacing along the highway, provided that the permit applicant submits a request according to 24VAC30-73-120 D for an exception to the spacing standards that includes evidence that reasonable efforts were made to comply with the other access management requirements of this section including restricting entrances within the functional areas of intersections, sharing entrances with and providing vehicular and pedestrian connections between adjoining properties, and physically restricting entrances to right-in or right-out or both movements.

Therefore, the justification satisfies the condition that the driveway is located on an older, established business corridor along a highway where existing spacing did not meet the standards prior to October 14, 2009. (Regulation Section 120.C.3.c). Note that since the use is changing, our engineering experience is that the entrance is not 'grandfathered', so an AM-E is required.

FIGURE 4: 2008 AERIAL CONDITIONS AT BUCK MOUNTAIN ROAD



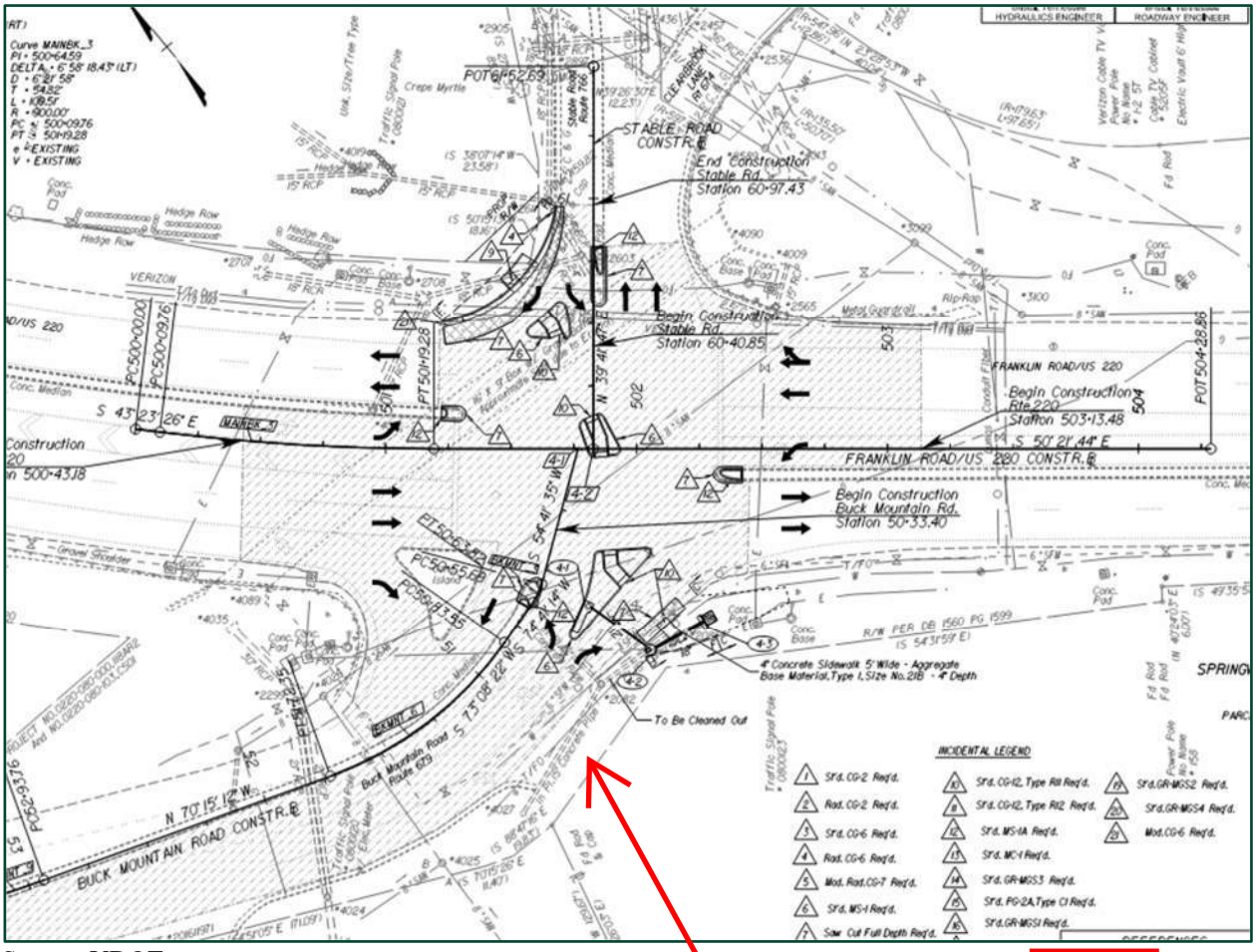
Source: Google Earth, October 2008, accessed by Pennoni

Planned Improvements

VDOT is proceeding with final plan to modify the Buck Mountain Road signal as part of project 0220-960-50 m501 to enhance the traffic operations at the signal and restrict side street throughs at the signal. The generalized plan is shown in **Figure 5** to install channelized islands in the S and N quadrants with an island in the median to allow a future pedestrian crosswalk with the signal operation changes. The revision are part of the Route 220 Corridor intersection Improvements in the City of Roanoke and Roanoke, Franklin, and Henry Counties. The project introduced "thru-

cut" design concept to redirect side street throughs to turn left or right to increase signal efficiency by reducing side street green times. The project has a total budget of $16.1 million and is expected to commence in late 2023. Both signals adjacent to the site are proposed for upgrades for the VDOT project, which includes 5 other signals locations on US 220 and the 2 median enhancements to the north adjacent to the Blue Ridge Parkway/US 220 interchange junction.

FIGURE 5: VDOT BUCK MOUNTAIN ROAD US 220 IMPROVEMENTS



Source: VDOT

The following sections are organized to provide the justification of the proposed Access Management Exception on the basis of Sections C.1 and Section C3.c and include:

1. Existing Spacing
2. Section 110 Application
    a. Safety
    b. Use
    c. Maintenance
3. Section 120 Application
    a. Six Access Management Criteria
4. Support Materials
    a. Site Trip Generation

b. Existing Volumes
c. Traffic Forecasts
d. Traffic Operations with Planned Improvements
e. Potential Mitigation
f. Alternatives
g. Impacts to Adjacent Intersections

Existing Spacing

The existing spacing is summarized in Table 2 for Buck Mountain Road.

TABLE 2: ROUTE 679 PROPOSED ACCESS SPACING FOR TAKE 5 CAR WASH

Location	VDOT Entrance Type	Proposed Spacing (1) (ft.) [Existing]	AM-E Status (2)
3452 Buck Mt. Rd (Valley Star Credit Union)	Type 4	--	--
3434 Buck Mt. Rd (Subject site)	Type 4	141 ft. [146 ft]	**NO < 250 ft** (3)
Franklin Rd (4, 5)	Type 1	109 ft. [104 ft]	**NO < 250 ft**

(1) Spacing per Pennoni measurements
(2) Spacing criteria measured from intersection centerline with VDOT 40 MPH Design Collector Road
(3) Proposed entrance centerline shifts dimension by 10 feet.
(4) For eastbound Route 679, entrance in functional area of signal with raised median at 42 feet from stop bar.
(5) With existing signal, stacking from stop bar at 47 feet. Entrance located in right turn lane to SB US 220.

Section 110 Application

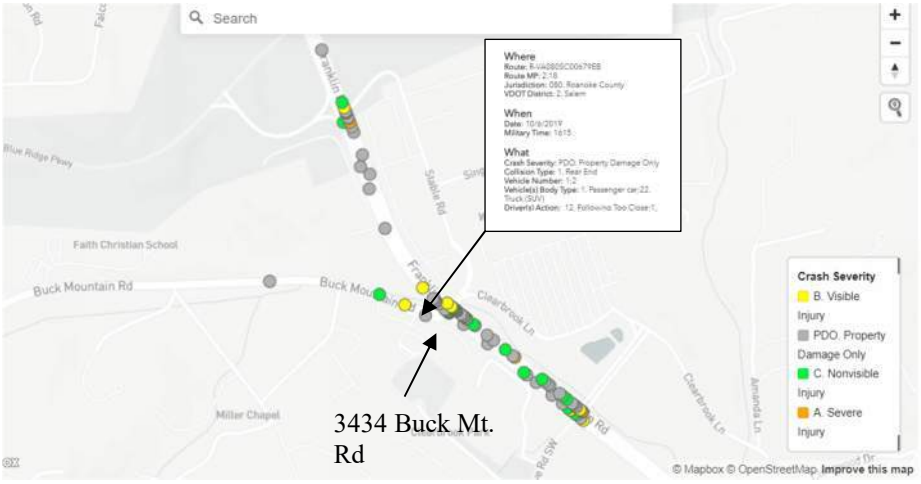
Access management requirements are established by 24VAC30-73, Access Management Regulations (December 5, 2013). Section 110, Paragraphs A1 through A3 establish criteria for evaluating the continued feasibility of an existing entrance. Section 110, Paragraph establishes the events at which an existing commercial entrance may be reviewed for continued feasibility, among these is, "… rezoning or other local legislative action involv[ing] a change in use of property (Paragraph C1)." The proposed change of use does not change zoning but would require County approvals. The proposed commercial entrance is therefore noted under the criteria established in Section 110, Paragraph A.

A) Safety

Utilizing crash data obtained from Virginia Roads (vdot.maps.arcgis.com) and AADT data published by VDOT, Pennoni undertook a crash analysis of Buck Mountain Road (VA Rte. 679) and the US 220 segments adjacent to the Route 679/ between Iron Place and Industrial Drive (VA Rte. 2735). Crash data available from Virginia Road Crash Tableau covers the

period 2017 through 2019 (pre COVID-19) and for the most current 3 years (2020-2022) and is presented graphically in **Figure 6** with 105 total incidents over the last 3 years**.** The VDOT Crash Tableau reveals only one crash along the site frontage of Buck Mountain Road, a rear end accident in October 2019 to the west of the site entrance with an afternoon incident with the driver following too close. The US 220 signal and the Buck Mountain Road links do experience high rates of crashes at the signal, but primarily are associated with the mainlines movement on the arterial, and not the Buck Mountain Road approach. The total summaries are shown in the **Attachment C**. There was one incident reported in February 2022, a sideswipe, without injuries reported west of the subject site, with darkness as a factor at the end of the median at the left turn to the Valley Star Credit Union access. The only reported visible injury was an incident from August 2019, a head on crash adjacent to the median but west of the right in/out access to the Valley Star Credit Union access.

FIGURE 6: BUCK MOUNTAIN ROAD CRASH DATA HISTORY



Source: Virginia Crash Tableau, last accessed March 2023

The sight distance for the entrance looking west is adequate and will be documented with the site plan submittal.

B) ***Use***

The proposed commercial entrance is located and designed to support a VDOT Commercial entrance for uses allowed under the C-2 zoning. A separate truck access is not proposed or required.

C) ***Maintenance***

The proposed commercial entrance location would not change VDOT maintenance obligations.

Section 120 Application

Access management requirements are established by 24VAC30-73, Access Management Regulations (December 5, 2013). Section 120, Paragraph C3, a through f, establishes the exceptions to the spacing standards for entrances and intersections. These are briefly reviewed with regard to proposed commercial entrance for the subject site; the exception identified as subparagraphs c. and f. are the only applicable exceptions.

a. Existing Entranced Proffered Prior to October 14, 2009 – Not Applicable. Subject parcel and proposed entrance subject to pending Roanoke County SUP approval. However, the existing entrance has been in place since before 2008 as note in the aerials through Google Maps, creating a right in/only site access. The raised median on Buck Mountain Road were installed after 2011, prior to the Credit Union site plan operations.
b. Access Management Corridor Plans – Not Applicable. Subject parcel and proposed entrance are located in an area that is not subject to 'grandfathered' access management corridor plans.
c. Existing Spacing on Established Business Corridor – APPLICABLE. Existing entrances and entrance spacings pre-date October 2009. Proposed entrance modifies an existing entrance. Proposed entrance is located in the functional area of an intersection, so a technical analysis is performed. Subject site does not have the option to share entrances with adjoining properties, as noted in the alternatives.
d. Development within a Designated Urban Development – Not Applicable. Subject parcel is located in a planned C-2 High Intensity Commercial uses and is located out of the 2010 Roanoke Urban Area boundary line (smoothed), which is located north of Buck Mountain Road.
e. Acceptance into Secondary System of State Highways – Not applicable. Subject parcel fronts Buck Mountain Road. No new street acceptance is proposed with the use.
f. Insufficient Frontage to Meet Spacing Standards – APPLICABLE. The site only has 79 feet of frontage on Buck Mountain Road and 310 feet along US 220.

a) Trip Generation

To verify trips in relation to the average trip rates in the ITE *Trip Generation* Manual. Using the peak hour activities at approximately 8-10 vehicles on average, and hourly activities occurring from 7 AM to 8 PM, this Take 5 car wash could average 7.7 vehicle per hour, or 100 customers per day. This would equate to 200 trips per day (in + out). Adding the employee traffic at 5 staff would result in 210-215 trips per day in and out. While the derivation is higher than the applicant's expected data, it provides a range of trips to compare for site impacts. For site assignments, Pennoni increased site trip by 15 percent for the AM peak and doubled for the PM peak to assess maximum impacts. The Daily trips reflect approximately 250 weekday and 385 VPD for Saturday.

The proposed land use plan submitted with the subject rezoning applications provides for two land bays, designated as Land Bay A for the previous Cowles site and Land Bay B for the Station Plaza property. The site trips are summarized in **Table 3.** The pass-by trips for the assignments are based on 35 percent of the total trips, to be conservative. Previous submittals had 50 percent pass-by. All trips are assigned to the subject driveway. Saturday trips are increased from the October 2022 statement to reflect the average sales, which results in 28 peak hour trips in and Daily trips of 388, with employees included.

TABLE 3: PROPOSED TAKE 5 TRIP GENERATION

Land Use	ITE LUC (Land Use Code)	Size	Variable	Notes	Weekday						Saturday			
					Daily Trips	Daily Vehicles	AM Peak Hour Trips		PM Peak Hour Trips		Daily Trips	Daily Vehicles	SAT Peak Hour Trips	
							Enter	Exit	Enter	Exit			Enter	Exit
PREVIOUS ESTIMATE	**(1)**													
Oct-22					214	107	6	6	9	9	357	178	19	22
ITE ESTIMATES														
Autiomated Car Wash	948	1	Tunnel	(2)	N/A	N/A	N/A	N/A	39	39	N/A	N/A	21	20
PROPOSED TRIP DERIVIATION														
Autiomated Car Wash	948	1	Tunnel	(3)	251	125	8	7	18	18	388	194	28	28
PROPOSED USE TOTALS				(2)	251	125	8	7	18	18	388	194	28	28
ITE 11th Edition Pass-By Percentages				(3)	35%		35%		35%		35%		35%	
Pass By					-88	-44	-2	-2	-6	-6	-136	-68	-10	-10
Internal Trips					0	0	0	0	0	0	0	0	0	0
ADJUSTED PROPOSED USE NEW TRIPS					163	81	6	5	12	12	252	126	18	18

Calculations by Pennoni, Source ITE Trip Generation Manual (11th Edition)

(1) October 24, 2022 letter

(2) For subject use from LUC 948. See Attacmrnt A for derived Daily trip worksheets.

(3) Pass-By not included in 11th Edition Attachments. Used as lowest of in/out trips, Daily % estimated as average from weekday as retail uses.

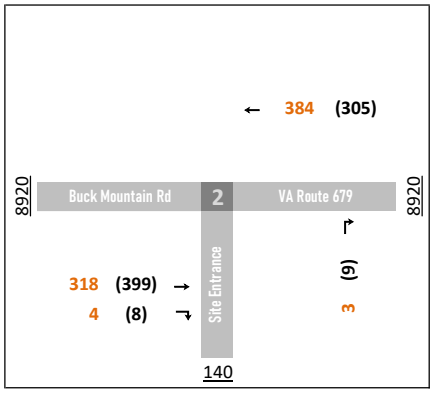
b) Existing Volumes

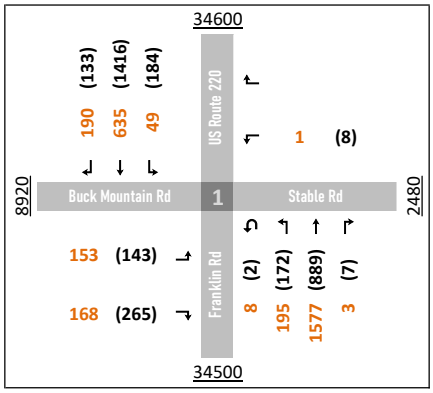
For the existing conditions, Pennoni utilized the long-range forecasts from the US 220 study, which included weekday AM and PM peak hour volumes for a 2040 design year. Volumes are summarized in **Attachment D** from VDOT with turns for the Route 220 signal. The forecasts are adjusted to reflect the restrictions of side street turns and the right turns were coded in the signal timing as a yield condition. For Saturday operations, Pennoni had Quality Counts LLC, a VDOT certified count firm, to collect 4-hour midday counts for existing conditions at both the signal and the turns at the Willow Tree antiques entrance on Saturday, February 11, 2023. The count summaries are included in **Attachment E**. The peak hour for the Saturday occurred at the signal between 12:15 and 1:15 PM. Turns ranged from 82 to 153 vehicles per hour on Buck Mountain Road with 257 trips on SB US Route 220 to the east at Stable Road and Clearbrook Lane. The counts also turns for the Willow Tree Antique with approximately 26-31 turns in/out for the midday peak. The counts also noted that some drivers executed a left turn out at the site and turned into the opposite direction on Buck Mountain Road and turned into the Valley Star Credit Union entrance. The turns occurred with gaps to travel in the opposite direction of eastbound Route 679, with one occurring at 11:45 AM during the driveway peak. when no one was approaching on right turn lane on eastbound Mountain Road. Outbound rights also waited for gaps in the US Route 220 signal side street green gaps or until the end of the green phase for lefts to northbound US 220.

For existing weekday conditions, Pennoni calculated that the effective growth from VDOT 2019 peak hour link volumes to the projected 2040 volumes was 0.88 percent annually. The existing weekday conditions were calculated by applying a negative annual growth of 0.88% from 2040 to 2023, to determine 'existing' volumes with side street throughs restricted. Since weekday counts were not updated, the turns for the site at the Willow Tree Antiques were derived as half of the estimates from the October 2022 calculations as office and retail from ITE. The conservative approach from ITE was used to not over-estimate site trip credits. The effective AM and PM peak hour trips were used as 5 AM (two-way) and 12 PM peak hour trips. The weekend trips used from the 2023 counts with 26 in and 30 outbound trips for the Saturday peak hour.

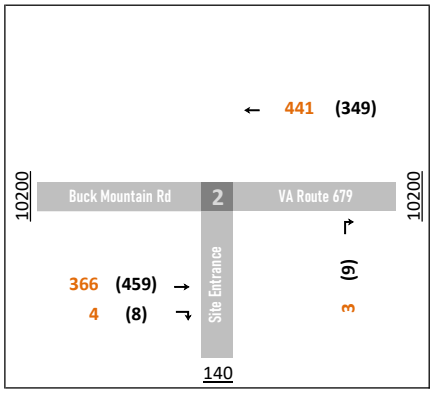
Existing volumes are shown in the top of **Figure 7A** for the weekday and **7B** for Saturday conditions.

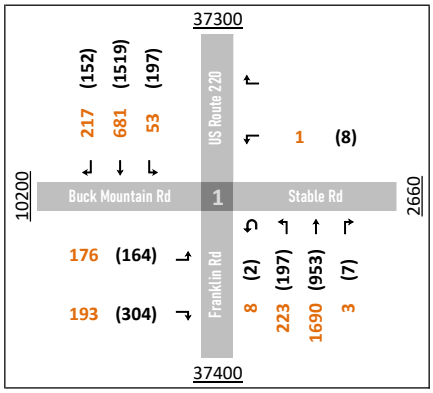
EXISTING VOLUMES 2023



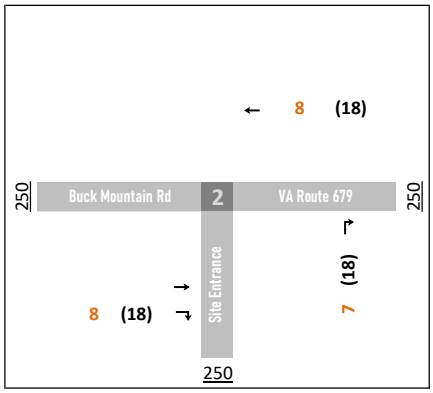


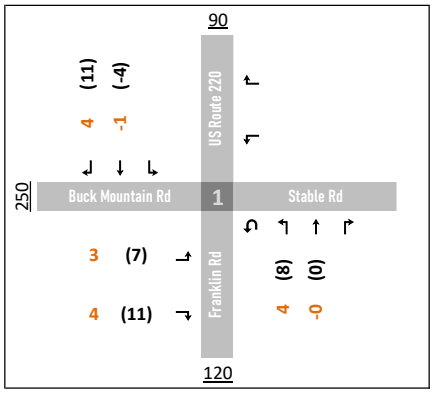
BACKGROUND VOLUMES 2030 WITH GROWTH W/O SITE CHANGES



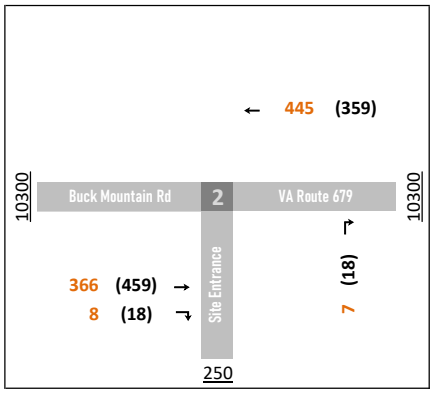


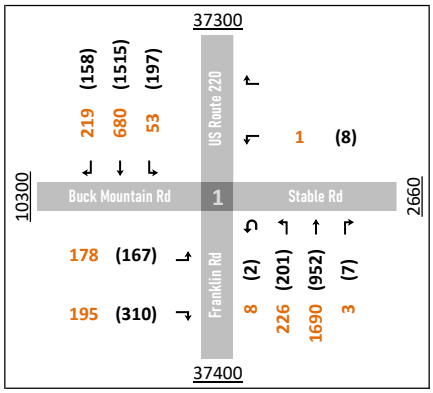
TAKE 5 SITE TRIPS (PASS-BY + NEW TRIPS) W/O CREDIT





TOTAL VOLUMES 2030 WITH TAKE 5 SITE

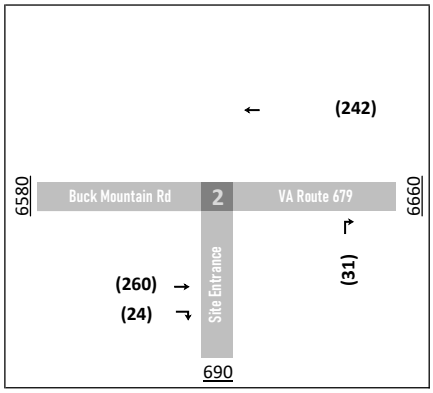


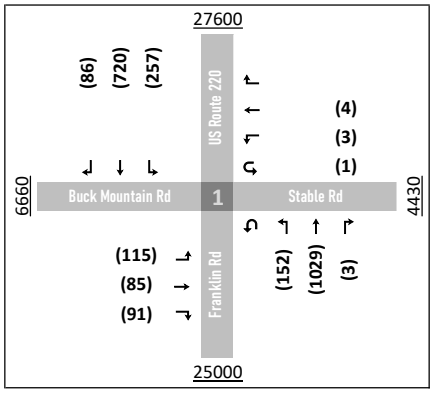


Legend: **Peak Hr Volume:** AM (PM) **Average Daily Traffic:** ADT

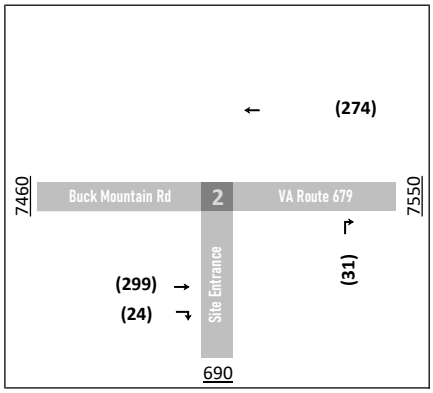
Pennoni	TAKE 5 ROANOKE AM-E ROANOKE, VIRGINIA	WEEKDAY PEAK HOUR VOLUMES	*FIGURE 7A* Project #DRVBR220032 Mar-23

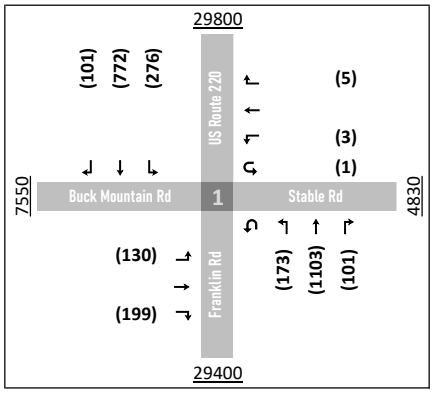
EXISTING VOLUMES 2023



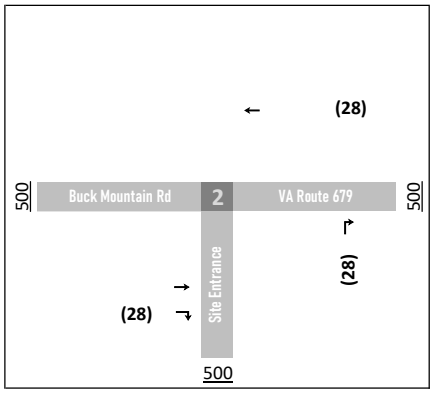


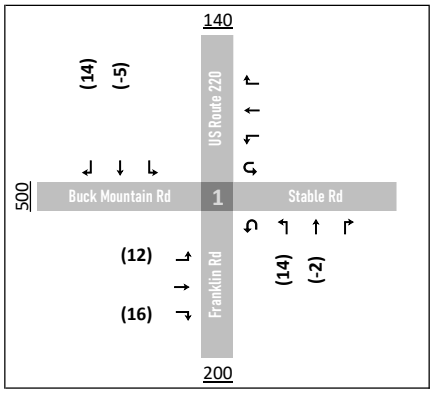
BACKGROUND VOLUMES 2030 WITH GROWTH W/O SITE CHANGES



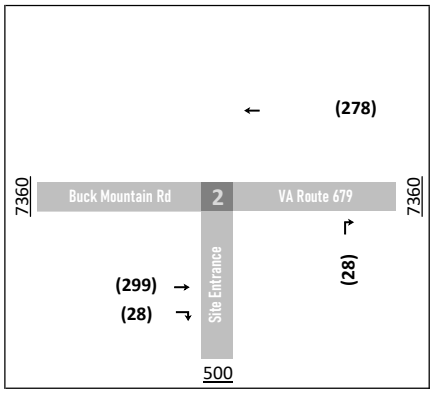


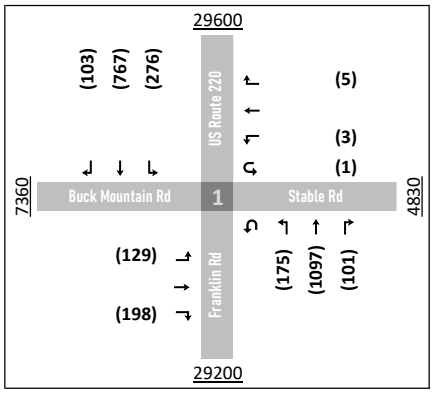
TAKE 5 SITE TRIPS (PASS-BY + NEW TRIPS) W/O CREDIT





TOTAL VOLUMES 2030 WITH TAKE 5 SITE





Legend: **Peak Hr Volume:** AM (PM) **Average Daily Traffic:** ADT

Pennoni	TAKE 5 ROANOKE AM-E ROANOKE, VIRGINIA	SATURDAY PEAK HOUR VOLUMES	*FIGURE 7B* Project #DRVBR220032 Mar-23

c) Traffic Forecasts

For the future year conditions Pennoni used a 2030 forecast year (six years after the opening in 2024), and increased traffic at 1 percent per year for the US 220 throughs and 2 percent annual growth on Buck Mountain Road. The higher growth on Route 679 reflects the VDOT historical trends. The future volumes also include modifying the side street turns for the restriction of throughs with the VDOT project. The Saturday volumes on Buck Mountain Road were rerouted as rights and turns to Stable Road. Future volumes without the site are shown in the middle of the figures.

For site trips, Pennoni assigned the new peak hour trips in Table 3 with the proposed access as right in/out access. Site trip distributions were derived based on the existing daily traffic links with the distributions in **Table 4**, recognizing that U-turns are required for site access. Three levels of site assignments were performed:

- Credit for existing site trips (as a subtraction of trips in and out to the Willow Tree Antiques and subtraction of turns at US Route 220 for balancing),
- Addition of new external site trips with the proposed car wash,
- Addition of pass-by trips as new turns at US 220 and subtraction of throughs on Franklin Road. Directional distributions are based on the future US 220 north/south directional volumes.

TABLE 4: PROPOSED TAKE 5 TRIP DISTRIBUTION

Direction	External	Pass-By (3)
Buck Mountain Road West (1)	10%	0%
US 220 North	40%	60%
US 220 North U turn (2)	15%	0%
US 220 South	35%	40%
Total	100%	100%

(1) U-turn outbound shown as rights to SB US 220, U-turn, and NB left at Buck Mt Rd signal;
(2) App. ¼ of trip shown as U-turn outbound shown as rights to SB US 220, U-turn, and NB through at Buck Mt Rd signal;
(3) Pass-by trip based on peak hour directional NB/SB splits (i.e., NB AM at 71% NB, 40% PM)

The total site trips are shown in the third row of Figure 7 for the weekday peaks and in Figure 7B for Saturday. The total trips with the proposed Take 5 site add the net new site trips to the base conditions, as shown at the bottom of the figure. Note that the effective ADT on US 220 is at 37,300 VPD which is consistent with the long-term forecasts from the VDOT improvement project. The Saturday counts on US 220 are at 74 percent of the weekday PM volumes for Franklin Road and at 73 percent of the PM peak Buck Mountain Road volumes for 2040. Site trips are shown by type in **Attachment F**.

d) Traffic Operations with Planned Improvements

The 2030 projected AM and PM peak hour volumes and proposed lane geometry with the site plan were used to calculate the levels of service (LOS) and back of queues for the signalized intersection

of Franklin Road/Buck Mountain Road and Stable Road/Clearbrook Lane. The calculations were performed in Synchro 11 with the VDOT improvement project, which eliminates throughs on Buck Mountain Road and restricted left turns to one lane to northbound Route 220. as part of the rezoning review with the delay and LOS results of the analyses are shown in **Table 5**. Synchro worksheet outputs are included in **Attachment G** for the weekday peaks and Saturday. LOS grades are color coded with orange at LOS "E" and yellow at LOS "D", based on average delay, using the Highway Capacity Manual thresholds.

TABLE 5: BUCK MOUNTAIN ROAD US 220 LOS SUMMARY

							2030 BACKGROUND									2030 TOTAL								
				Storage Lengths (ft.)			AM Peak Hour			PM Peak Hour			Saturday Peak Hour			AM Peak Hour			PM Peak Hour			Saturday Peak Hour		
#	Intersection	Traffic Control	Lane Group/ Approach	Full-Width	Taper	EFFECTIVE	LOS	Delay (sec.)	95th %ile Queue (ft.)	LOS	Delay (sec.)	95th %ile Queue (ft.)	LOS	Delay (sec.)	95th %ile Queue (ft.)	LOS	Delay (sec.)	95th %ile Queue (ft.)	LOS	Delay (sec.)	95th %ile Queue (ft.)	LOS	Delay (sec.)	95th %ile Queue (ft.)
1	Franklin Road (US 220) & Buck Mountain Road/ Stable Road	Cycle Length: 140s (Actuated Coordinated during Weekday AM/PM Peak Hours; Actuated Uncoordinated assumed for Saturday Peak Hour)*	EB/L	-	-	-	E	66.9	246	E	76.7	#264	D	51.0	192	E	66.9	250	E	78.2	#273	D	50.9	188
			EB/R	610	100	660	A	0.2	0	A	0.3	0	A	0.2	0	A	0.2	0	A	0.3	0	A	0.2	0
			EB Buck Mountain Road LOS				**C**	**32.0**	-	**C**	**27.0**	-	**C**	**20.3**	-	**C**	**32.0**	-	**C**	**27.6**	-	**C**	**20.2**	-
			WB/LR	-	-	-	D	50.4	6	D	53.3	24	D	43.0	15	D	50.3	6	D	53.3	24	D	42.9	15
							-	-		-	-		E	56.9		-	-		-	-		E	56.7	
			WB Stable Road LOS				**D**	**50.4**	-	**D**	**53.3**	-	**D**	**50.7**	-	**D**	**50.3**	-	**D**	**53.3**	-	**D**	**50.6**	-
			NB/UL	640	105	690	A	5.7	m52	D	44.4	m152	B	12.4	63	A	5.7	m53	D	45.7	m156	B	12.4	63
			NB/T	1010	-	1010	B	12.5	#836	B	12.3	m201	C	26.9	567	B	12.6	#836	B	12.3	m201	C	26.8	563
			NB/TR																					
			NB US 220 LOS				**B**	**11.7**	-	**B**	**17.8**	-	**C**	**25.1**	-	**B**	**11.7**	-	**B**	**18.1**	-	**C**	**25.0**	-
			SB/L	425	115	480	C	24.5	56	C	21.4	135	C	30.1	250	C	24.5	55	C	21.5	136	C	29.6	249
			SB/TT	-	-	-	B	15.3	267	C	30.4	822	B	12.8	228	B	15.4	267	C	30.6	816	B	12.9	226
			SB/R	190	155	265	B	12.5	39	B	11.6	35	A	9.9	23	B	12.6	39	B	11.7	35	A	10.0	24
			SB US 220 LOS				**B**	**15.2**	-	**C**	**28.0**	-	**B**	**16.7**	-	**B**	**15.3**	-	**C**	**28.1**	-	**B**	**16.7**	-
			Overall				**B**	**15.0**	-	**C**	**24.5**	-	**C**	**21.3**	-	**B**	**15.1**	-	**C**	**24.8**	-	**C**	**21.2**	-
2	Buck Mountain Road & Site Entrance	Unsignalized	EB/T	-	-	-	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0
			EB/TR	535	100	585	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0
			EB Buck Mountain Road LOS				**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-
			WB/T	25	-	25	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0	-	-	0
			WB Buck Mountain Road LOS				**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-	**-**	**0.0**	-
			NB/LR	-	-	-	A	9.5	0	A	9.9	0	A	9.9	0	A	9.5	0	B	10.0	3	A	9.5	3
			NB Site Entrance LOS				**A**	**9.5**	-	**A**	**9.9**	-	**A**	**9.9**	-	**A**	**9.5**	-	**B**	**10.0**	-	**A**	**9.5**	-
			Overall				**-**	**0.0**	-	**-**	**0.1**	-	**-**	**0.1**	-	**-**	**0.0**	-	**-**	**0.2**	-	**-**	**0.4**	-

HCM (Highway Capacity Manual) 2000 used for signalized intersection since HCM 2010 and HCM 6th do not support signal phasing scheme.
95th percentile volume exceeds capacity, queue may be longer.
m Volume for 95th percentile queue is metered by upstream signal.
* Weekday AM/PM Peak Hour Signal Timing Data from VDOT Synchro Files (March 2023). Splits optimized for Saturday Signal Timing while maintaining 140s cycle length.

As shown in table, the eastbound Buck Mountain Road left turn to northbound Franklin Road would operate at a Level of Service (LOS) "E" in the AM and PM peak and at a LOS "D" for the Saturday peak in the Background (with no change in site activities) and total conditions. The 95% percent Back of queue is 264 feet in Synchro with the site in the PM peak and 273 feet with the proposed site. Saturday back of queues are at approximately 190 feet. Right turns to Southbound Route 220 operate as a yield result in a LOS "A", so the overall approach grade is a LOS "C" for Buck Mountain Road with and with the Take 5 site. For Franklin Road, the northbound left turns operate at a LOS "D" for the PM peak hour with and without the site development. The overall Route 220 signal operates at a LOS "C" or better for the 3 peak hours, with the revised operation without side street through. However, the effective US 220 mainline queues extend past the available intersection storage. Site turns out of the driveway operate at LOS "B" or better unsignalized in synchro. The 95% back of queue extends back through the existing/proposed driveway.

The LOS change in delay and back of queue do not change significantly between the scenarios. Additional modeling as SimTraffic to review the maximum back of queues was not performed for this analysis since the operations are shown as a sensitivity to define the area of influence for the signal operations on Buck Mountain Road.

e) Potential Mitigation

For the Take 5 site at Buck Mountain Road, the development team considered the following mitigation elements in the access design to reduce potential impacts and address the illegal left turns at the existing driveway:

1. Decrease entrance width from the approximately 42 ft driveway to a standard VDOT 30 ft -wide entrance to define travel routes and reduce potential turn confusion. This slightly increased the off-set from the Franklin Road signal by adjusting the entrance west.
2. Provide a minimum 25 ft radius at the entrance returns in and out.
3. To reduce driver decision for outbound trips, install the following signing adjacent to the entrance to provide clear wayfinding, subject to VDOT approval at site plan:
    i. Add a MUTCD R6-1R (One-Way) right sign in the existing Buck Mountain Road median island,
    ii. Add a MUTCD Stop sign R1-1 (30"x30") at the exit with a MUTCD R3-2 No left turn sign below,
    iii. Add a MUTCD R5-1 "Do Not Enter" Sign on the eastbound approach (facing the exit) on Buck Mountain Road west of the driveway
4. Demarcate pavement with paint marking as right turns at the exit
5. For on-site wayfinding, consider if a custom sign can be placed at the car wash exit (away from the entrance) to direct outbound trips "To Rte 679 W 220 N Turn right at Signal, U-Turn at Clearbrook Village" as an option to direct trips to turn right onto US 220 southbound as opposed to vehicles waiting to find a gap to turn out to the left turn lane queue to turn left at to northbound US 220.

f) Alternatives

As part of the VDOT Access Management spacing review, the Department identifies three components which influences intersection spacing criteria:

1. Functional Classification
2. Design Speed
3. Existing and Proposed Access Types

The sensitivity of alternatives to satisfy the VDOT criteria are noted below. For the Take 5 site, we do not expect the functional classification, or design speeds to be changed, and the access type is already restricted as a right in/out access.

Therefore, the only other alternative is to review access location for the property. The access scenarios are noted below:

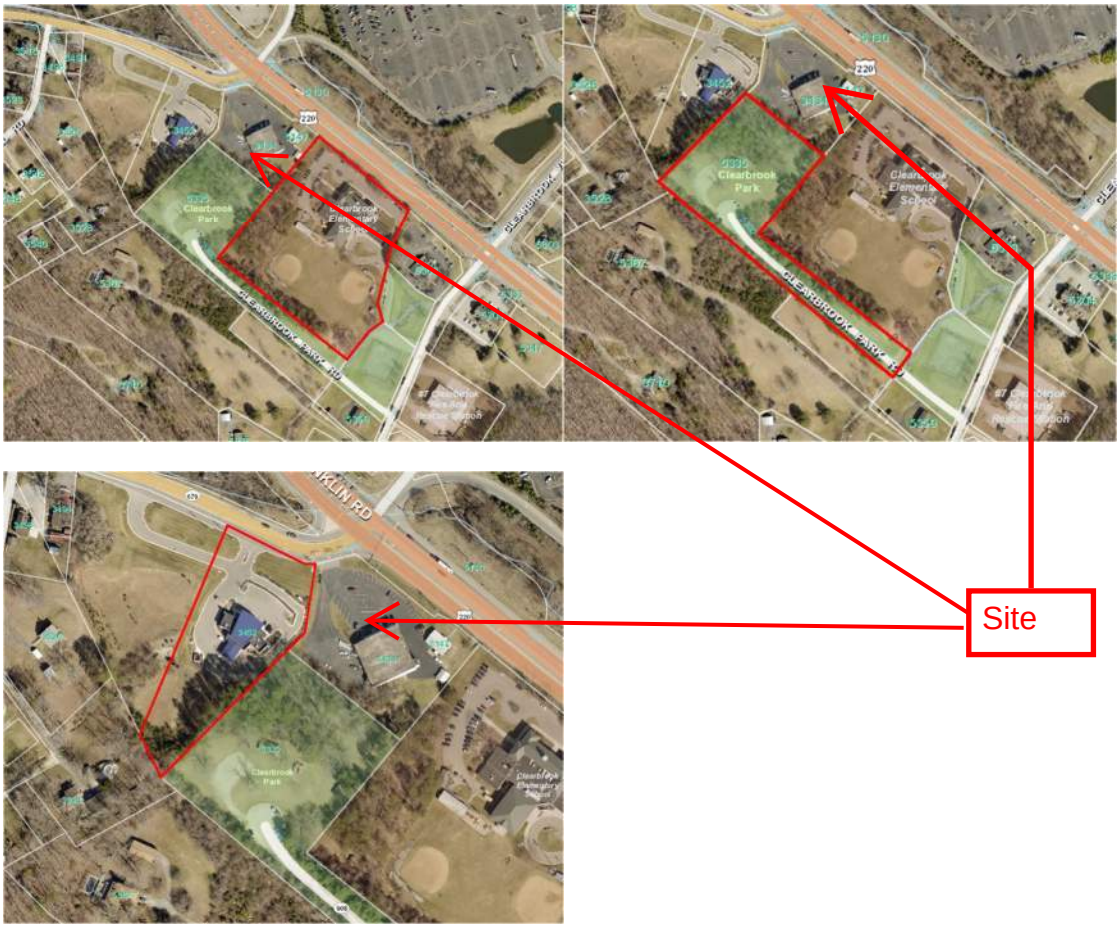
- Alternative Access to US 220 – Not Applicable as an alternative without adding turn lanes and introducing a new conflict location. The site frontage would not accommodate a turn lane for deceleration lane for a minimum 100-foot storage and 200 ft deceleration length for rural design speeds at 50 MPH. Adding a new conflict location on US 220 would potentially be possible but generally conflicts with the Franklin Road Corridor Access management goals. Spacing between partial driveways is allowed for a 45 MPH legal speed limit at 305 feet from the Buck Mountain Road centerline but adding a new conflict

location would impact the corridor safety. VDOT Access Management Type 4 access spacing is 495 feet for a Principal Arterial for speed limits at 50 MPH.

- Alternative access to the south – Not feasible as the Clearbrook School is located immediately to the southeast of the site. No public street access is provided.
- Alternative access to the west – Not feasible as the Clearbrook Park has frontage on the property's west side with no vehicular access. The access road to the park does not extend past the turnaround.
- Alternative access to the northwest - Not possible with adjacent development. The 3452 Buck Mountain Road site was developed as drive through facility and is operating as the Valley Star Credit Union. The site plan does have a service drive adjacent to Buck Mountain Road, but the drive i used as one way out for the bank's drive through lane and is not wide enough for two-way traffic. And in reviewing the site plans for the adjacent property, the was no interparcel access easements established for the bank uses to allow the subject property at 3434 Buck Mountain Road to have an interparcel access.

While interparcel access is desirable, the previous approvals did not provide a mechanism to provide the connection. The aerial site information of the adjacent parcels is shown in **Figure 8.**

FIGURE 8: ADJACENT PROPERTY ACCESS AERIALS



g) Impact to Adjacent Intersections

The proposed access as a right in/out has included mitigation in the current design concept. As part of the analysis, the site changes do not significantly change since operations for the weekday and weekend peak periods at Franklin Road.

As noted in the existing condition, the trips to/from the Willow Tree Antiques site are comparable to the proposed car wash activities for the Take 5 site. The overall site volumes are 4.4 percent of the Buck Mountain Road background 2030 link volumes weekday and only 0.9 percent of the total traffic signal volumes at US 220. For the weekend peaks, site trips are 9.3 percent of the Route 679 link volumes for the Saturday peak and 1.7 percent of the total signal. The location of the driveway within the existing and proposed stacking from the Buck Mountain Road turns to US 220 does add conflicts for drivers to turn in/out of the subject site. However, as observed in the field for the weekends, the site traffic typically queue up and waits for gap in the turn queue before entering the roadway at the signal. Since the left turn storage extends through the entrance, the on-site design accommodates extra stacking in relation to existing parking lot access to reduce on-site circulation conflicts.

Conclusions

The following conclusions support the proposed entrance for the Take 5 Car Wash on VA Route 679:

1. The entrance at Buck Mountain Road is an existing condition that occurs on a developed corridor and has been in place prior to 2009.

2. The Take 5 Car Wash entrance is located at the same driveway that was proposed to remain with tr VDOT Route 220 corridor improvements for the Buck Mountain Road traffic signal as part of the VDOT Route 220 safety project (0220-960-50, m501).

3. The proposed reconstruction of the entrance slightly improves stacking by providing a narrower commercial entrance off-set to the west in relation to the existing driveway, and shifts the available stacking area from approximately 42 feet to 47 feet.

4. The proposed sit trips for the car wash are consistent with existing uses as antique store. Proposed trips for a Saturday peak are projected at 28 vehicles in and out, which is comparable to the existing trips at 24 in and 31 out for the Saturday peak hour.

5. The crash data at the signal does show an increased incident frequency on US 220, but the Buck Mountain Road eastbound approach crash occurrence have been slight in the last 6 years, with only 1 reported crash near the driveway, which was a rear end incident, not associated with site turns.

6. The traffic operations show minimal change in the back of queue with proposed VDOT improvements and the adjacent site driveway for the weekday and Saturday peak hours, in relation to the existing turns. Therefore, the access location within the functional area of the intersection has been quantified.

7. With the proposed access, additional signing and pavement marking are suggested with the site plan to promote right turns out to the existing right turn lane to southbound US 220.

8. Alternative site access for the subject site is not currently feasible with highway, public use, and easement constraints for all 4 property boundaries.

Based on the reasons listed above, the Access Management Exception for the proposed Take 5 Car Wash site entrance on Buck Mountain Road (Va. Route 679) should be approved by VDOT for spacing at less than 250 feet.

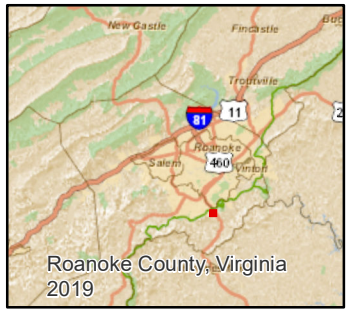
Attachments

A: Correspondence
B: Historical Growth Trends
C: Crash Data
D: VDOT 2040 Traffic Volumes
E: 2023 Saturday Traffic Counts
F: Proposed Site Assignments
G: 2030 Synchro Outputs

U:\Accounts\DRVBR\DRVBR22032 - Take 5 Car Wash-Roanoke VA\DOC PREP\AM-E\Pennoni_Take5CarWash_BuckMtRdUS220_RoanokeCo_VDOT_AM_Excep_2023_03.docx



Douglas R. Kennedy, PE
Traffic Engineer
Leesburg, VA



Aerial Map

Boing US Holdco, Inc.

3434 Buck Mountain Rd

Lot Size: 1.97

Magisterial District:
Cave Spring

Current Zoning: C2
Proposed Zoning: C2S

SUP: Car Wash

Subject Site

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

Feet
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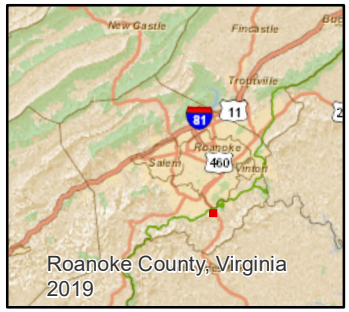
Date: 3/16/2023 1:1,128



Zoning Map

Boing US Holdco, Inc.

3434 Buck Mountain Rd

Lot Size: 1.97

Magisterial District:
Cave Spring

Current Zoning: C2
Proposed Zoning: C2S

SUP: Car Wash

Subject Site

Zoning

C2

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

Feet
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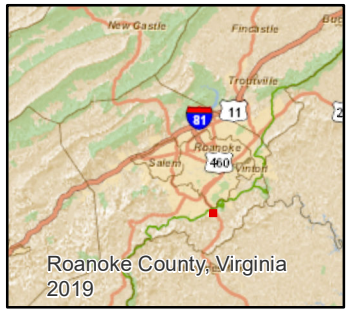
Date: 3/16/2023 1:1,128



Future Land Use Map

Boing US Holdco, Inc.

3434 Buck Mountain Rd

Lot Size: 1.97

Magisterial District:
Cave Spring

Current Zoning: C2

Proposed Zoning: C2S

SUP: Car Wash

Subject Site

Future Land Use

Core

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

Feet
0 35 70 140
Date: 3/16/2023 1:1,128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EADINGS
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SEC. 30-54. - C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

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 Amusement

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

Short-term Renal *

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 *

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; Ord. No. 020921-8 , § 1, 2-9-21)

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.
    b. Accessory structures: actual height of principal structure.

(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. 30-58. - CVOD CLEARBROOK VILLAGE OVERLAY DISTRICT

Sec. 30-58-1. - Purpose.

The purpose of the Clearbrook village overlay district is to promote future development that is consistent with the current character of Clearbrook, and with the comprehensive plan future land use map and policies for this area. Future development in this district should respect the character and historical context of the Blue Ridge Parkway, Clearbrook School, and other social and cultural resources in Clearbrook area.

The Clearbrook area has adequate public facilities, good road access, suitable topography, and land available for development or redevelopment. Recognizing these factors, the plan, and this district promote the creation of the Village of Clearbrook. Commercial development consistent with these district standards and the community plan design guidelines for the Clearbrook village commercial overlay district is encouraged, but strip commercial patterns of development are discouraged. Thus, the district allows a wide variety of commercial uses, but provides a high degree of emphasis on landscaping, building design, site design, and lighting and signage control.

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 042208-16, § 1, 4-22-08)

Sec. 30-58-2. - Creation of Overlay.

(A) The Clearbrook village overlay district is created as an amendment to the official zoning map of the county. All regulations and standards contained herein shall apply to all parcels and land within the designated overlay district.

(B) The boundaries of the overlay district as shown on the official zoning map may only be amended by action of the county board of supervisors pursuant to section 30-14 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-3. - Applicability and Administration.

(A) The zoning administrator shall have the responsibility for determining compliance with these standards. In making any such determination, the zoning administrator shall consider the purposes of the Clearbrook village overlay district, and shall consider the extent to which the requested use or development substantially complies with the design guidelines for the Clearbrook village commercial overlay district adopted as part of the county community plan. If in the opinion of the zoning administrator, the use or development does not substantially comply with these design guidelines, the requested use or development shall, by decision of the zoning administrator, be considered a special use and shall require a special use permit pursuant to section 30-19 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-4. - Permitted Uses and Use Restrictions.

The uses permitted in the Clearbrook village overlay district shall be governed by the underlying zoning district in which the property is located as shown on the official zoning maps, except as otherwise modified below:

(A) The following uses shall be prohibited within the Clearbrook village overlay district:

1. *Civic Uses*

   Park and Ride Facility

   Public Assembly

2. *Commercial Uses*

   Automobile Rental/Leasing

   Automobile Repair Services, Major

   Boarding Houses

   Commercial Outdoor Entertainment

   Commercial Outdoor Sports and Recreation

   Kennel, Commercial

   Mini-warehouse

   Pawn Shop

   Recreational Vehicle Sales and Service

3. *Industrial Uses*

   Recycling Centers and Stations

4. *Miscellaneous Uses*

   Parking Facility

   Broadcasting Towers

(B) Unless prohibited in 30-58-4(A) a special use permit shall be required for all uses listed as a special use in the underlying zoning district. In addition, the following uses shall require a special use permit within the Clearbrook village overlay district. 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*

   Multi-Family Dwelling*

   Two-Family Dwelling*

2. *Commercial Uses*

   Agricultural Services*

   Automobile Repair Services Minor*

   Commercial Indoor Sports and Recreation

   Communication Services

   Construction Sales and Services*

   Convenience Store *

   Fuel Center*

   Gasoline Station

   Garden Center*

   Restaurant, Drive-in or Fast Food *

   Retail Sales*

   Veterinary Hospital/Clinic

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9 , § 1, 5-24-11; Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-58-5. - Site Development Regulations.

The site development regulations required in the Clearbrook village overlay district shall be governed by the underlying zoning district in which the property is located as shown on the official zoning maps, except as otherwise modified below:

(A) *Maximum height of structures.*

1. Height limitations:
   a. Principal structures: 35 feet
   b. Accessory structures: actual height of principal structure.

(B) *Maximum coverage.*

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 70 percent of the total lot area.

(Ord. No. 121900-11, § 1, 12-19-00)

Sec. 30-58-6. - Special Regulations in the Clearbrook Village Overlay District.

The following special regulations shall apply within the Clearbrook village overlay district:

(A) *Landscaping.* Required landscaping within the Clearbrook village overlay district shall comply with the standards contained in section 30-92-5.1 of this ordinance.

(B) *Signage.* Signage within the Clearbrook village overlay district shall comply with C-1 sign district regulations, except as modified by section 30-93-14(F) of this ordinance.

(C) *Lighting.* Lighting within the Clearbrook village overlay district shall comply with the provisions of section 30-94 of this ordinance.

(D) *Utilities.* All new utility lines and services within the Clearbrook village overlay district shall be located underground.

(E) *Residential use types.* Residential use types within the Clearbrook village overlay district upon the date of the adoption of this ordinance shall not be deemed to be nonconformities, and may be reconstructed, altered and/or enlarged consistent with the requirements contained in section 30-58-5 of this ordinance. In addition, single family detached dwellings may be developed in the district on lots of record in existence on the effective date of this ordinance. Any dwelling constructed shall not be deemed to be a nonconformity. No new subdivisions for residential purposes shall be allowed within the Clearbrook village overlay district, except that family exemption subdivisions shall be permitted pursuant to section 30-100-11 of this ordinance.

(F) *Parking.* All off-street parking, stacking and loading areas within the Clearbrook village overlay district shall comply with the provisions of 30-91 of this ordinance.

(Ord. No. 121900-11, § 1, 12-19-00; Ord. No. 052609-22 , § 1, 5-26-09; Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-92-5.1. - Landscaping Provisions in the Clearbrook Village Overlay District.

(A) *Applicability.*

1. The following landscaping provisions shall apply to all property within the Clearbrook village overlay district.
2. These standards shall be deemed to supplement, and be in addition to, standards found in section 30-92 of this ordinance.

(B) *General standards/specifications.*

1. All landscape plans required for uses within the Clearbrook village overlay district shall be prepared by a registered landscape architect, or certified nurseryman.
2. All landscaping shall be alive and in good condition at the time of planting. All landscaping shall be maintained, and replaced, as necessary to insure continued compliance with these provisions.
3. Where specified, all deciduous trees shall have a minimum caliper of two and one-half (2.5) inches at the time of planting. Evergreen trees shall have a minimum height of eight (8) feet at time of planting.
4. Where specified, all shrubs shall have a minimum height of twenty-four (24) inches at time of planting.
5. Native species shall be used for a minimum of fifty (50) percent of required plantings. A listing of acceptable native species is available in the department of planning.

(C) *Site landscaping.*

1. Landscaped areas shall be provided for the side and rear walls of all buildings. The width of these landscaped areas shall be sufficient to accommodate the required plantings. The following plantings shall be required:
   a. For buildings walls in excess of fifteen (15) feet in height, one (1) tree shall be planted for every twenty (20) lineal feet of building wall.
   b. For building walls 15 feet or less in height, one tree shall be planted for every 30 lineal feet of building wall.

   Flexibility in the location of landscaped areas and the placement of the required trees shall be allowed for the purpose of implementing professionally designed landscape plans and for loading, service, or other similar areas.

2. Landscaping shall be provided along the main entrance facade of all buildings, providing a vegetative area between the building and parking areas. The size of the required front landscaped area shall not be less than twenty (20) percent of the square footage of the front

facade of the building. The landscaped area shall be professionally designed and planted with a mixture of trees, shrubs and groundcovers.

Undeveloped areas between a building and a public or private right-of-way shall be landscaped with berms, trees, shrubs and groundcover. Landscaping plans for these areas shall incorporate a minimum of one large tree, three small trees and seven shrubs for every thirty (30) feet of lot frontage.

3. All above ground stormwater management areas and facilities shall be landscaped with plant materials that are adaptable to being temporarily inundated with water. The facility shall be landscaped in order to create a seventy-five (75) percent screening of the facility. A minimum of one-third (⅓) of all provided plantings shall be evergreen.
4. Landscaping shall be provided around the base of any freestanding sign proposed. The size of the landscaped area shall not be less than one and one-half (1.5) times the square footage of the sign.

(D) *Landscaping of parking areas.*

1. Where a new, expanded, or reconfigured parking area is proposed adjacent to a public or private street right-of-way, a planting strip shall be established between the parking area and the adjacent right-of-way. The planting strip shall have a minimum width of fifteen (15) feet. An earthen berm, with an average height of two (2) feet shall be constructed within the planting strip. Within this strip, one (1) large tree, (small if overhead utility lines are present) and nineteen (19) shrubs shall be planted for every thirty (30) feet of frontage. In addition, small trees or groundcovers shall be interspersed within the planting area. One-third (⅓) of all plantings shall be evergreen materials.

   No uses shall be permitted within the planting strip except underground utility crossings, pedestrian/bike trails, stormwater management facilities which are an integral part of a landscaping plan, and signs as allowed in the district.

2. All parking areas shall incorporate raised interior landscaped areas for the purpose of visually enhancing parking areas. These areas shall be evenly distributed within the parking area and shall be provided in accordance with the following standards:
   a. One continuous landscaped median, with a minimum width of ten (10) feet, shall be installed between every four or less rows of parking, or,
   b. One landscaped peninsula or island with a minimum width of ten (10) feet shall be located between every ten (10) to fifteen (15) parking spaces.

   One large tree shall be planted for every thirty (30) feet of continuous median, and shall be planted within every landscaped peninsula or island provided. However, at a minimum, one large tree shall be planted within the parking area for each ten (10) parking spaces provided.

In addition, all parking lot landscaped areas shall include deciduous or evergreen shrubs.

(Ord. No. 111213-15 , § 1, 11-12-13; Ord. No. 020921-8 , § 1, 2-9-21)

Shopping Centers. Within shopping centers exceeding two hundred fifty thousand (250,000) square feet of gross floor area, businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of one hundred (100) square feet of attached signage. Square footage that existed prior to the adoption of this ordinance, new or existing businesses may modify or replace their existing attached signs provided the area of the modified or new signage is equal to or less than the original displayed signage. Modifications to freestanding signs shall be in accord with the district regulations.

In addition, notwithstanding the provisions of section 30-93-13(E)2., within enclosed shopping centers exceeding two hundred fifty thousand (250,000) gross floor area, businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of one hundred (100) square feet of signage, provided the business has a minimum gross floor area of thirty-two thousand (32,000) square feet, and the sign displayed shall be located a minimum of three hundred (300) feet from the closest public right-of-way.

(C) *Planned Developments.* A signage plan shall be submitted as part of any proposal for a planned residential development (PRD), planned commercial development (PCD), or planned technology development (PTD) as authorized elsewhere in this ordinance. The signage plan shall be part of the required preliminary development plan. All signage plans shall be of sufficient detail to allow the commission and board to judge the compatibility of the proposed signage with the character of the proposed PRD, PCD or PTD. At a minimum, all signage plans shall provide information on the general size, location, style, color, and materials of all signs proposed. In evaluating the PRD, PCD or PTD proposal, the commission and board shall consider the appropriateness of the proposed signage plan in relation to the character of the proposed development, and the surrounding area.

(D) *Airport Overlay District.* The allowable height of signs within any established airport overlay district shall be governed by the height restriction for that district, or the height restriction imposed by the applicable district regulation, whichever is more restrictive.

(E) *Lots without Public Street Frontage.* Lots without public street frontage that existed upon the effective date of this ordinance shall be allowed signage based upon the applicable district regulations as provided for in section 30-93-13 of this ordinance. Permitted signage shall be calculated based upon the frontage width of the lot that parallels the nearest public street.

(F) *Clearbrook village overlay district.* Signage within the Clearbrook village overlay district should be planned, designed and installed to complement a buildings architectural style. All signage within the Clearbrook village overlay district shall comply with C-1 office district regulations with the following exceptions:

1. Lots within the Clearbrook village overlay district shall be allowed a maximum signage allocation not to exceed one (1) square foot of sign area per one (1) lineal foot of lot frontage.

2. Signage placed on a building wall shall occupy less than five (5) percent of the facade of that wall.
3. All freestanding signs shall be of a monument design and shall meet the following criteria:
    a. Monument signs, including their structure, shall not exceed seven (7) feet in height, or ten (10) feet in width.
    b. Signs shall be channel lit, ground lit, or top lit with a shielded light source so as not cast light onto the path of traffic or on any adjacent road or property.
4. No establishment shall be allowed more than three (3) signs.
5. A maximum of two (2) directional signs shall be allowed per lot, and no directional sign shall exceed two (2) square feet in size.
6. The following signs shall be prohibited in the Clearbrook village overlay district:
    a. Off-premises signs.
    b. Temporary signs.
    c. Portable signs.
    d. Roof signs.

(Ord. No. 42694-12, § 25, 4-26-94; Ord. No. 72595-9, § 1, 7-25-95; Ord. No. 042799-11, § 1d., 4-27-99; Ord. No. 092303-8, § 1, 9-23-03; Ord. No. 020921-8 , § 1, 2-9-21; Ord. No. 072721-8 , § 1, 7-27-21)

SEC. 30-94. - EXTERIOR LIGHTING.

(A) The following exterior lighting standards shall apply to all uses and developments requiring a site development plan pursuant to Section 30-90 of this ordinance.

1. All exterior lighting fixtures shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.
2. Within the Clearbrook village overlay district, no freestanding light pole, including fixture, shall be more than eighteen (18) feet above grade. All exterior lights, including security lighting, within the district shall be down-lit or shielded so as not to direct glare onto adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.

(B) All exterior lighting fixtures within residential zoning districts shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties. The lighting intensity at adjoining residential properties shall not exceed 0.5 foot candles.

(Ord. No. 121900-11, § 7, 12-19-00)

Design Guidelines
for the
Clearbrook Village
Commercial Overlay District

12/5/00



CLEARBROOK VILLAGE COMMERCIAL OVERLAY DISTRICT

DESIGN GUIDELINES FOR DEVELOPMENT/REDEVELOPMENT

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Purpose and Intent

This document is prepared as an amendment to the 1998 Community Plan and is created in recognition that the area has characteristics that result in growth pressures, such as good road access, public water, public sewer, topography suitable for development, and underdeveloped areas. It is intended for use by property owners in the development and/or redevelopment of their properties within the Clearbrook Village Area. In addition, this document shall be used by the Planning Commission and Board of Supervisors during the review of rezonings or special use requests that lie within the Primary or Secondary Areas of the Clearbrook Village Overlay District. Maps of the entire Clearbrook Village Area and its Primary and Secondary area designations along with further explanation of these designations can be found in Appendix A. The main goals of this document are listed below.

- To protect and promote the health, safety and general welfare of the public,
- To enhance the visual appearance of the corridor,
- To protect and promote the character, vistas, and economic values along the corridor, and
- To prevent unnecessary clutter and congestion associated with unplanned commercial development.

Background, Character, and Concept for Future Development

Background

Historically the Clearbrook area has functioned as a rural residential community with some basic retail services. Many of the citizens in this area are made up of 4th and 5th generations and others who enjoy and take pride in the community's rural atmosphere and character. The recent extension of public water/sewer to the area combined with good road access, high traffic volumes, and relatively undeveloped gentle sloping topography have naturally resulted in growth and development pressures.

Recognizing the availability of desirable commercial land in the Clearbrook area, the County designated approximately 80 acres surrounding Route 220 as Core in the 1998 Community Plan. Core areas are predominately land use areas where high intensity urban development is encouraged. However, in conjunction with the areas core designation, the Community Plan also seeks to protect the areas rural character and provides further guidance as to the type and character of development appropriate.

Character

The Clearbrook area has unique features that distinguish it from the surrounding area and help to identify its individual character. The rural landscape and views of the ridges and valley are important to the residents of the community. In addition, the Blue Ridge Parkway and the views associated with it are irreplaceable resources. The preservation of these community resources needs to be maintained into the future.

Mountains surround the area and serve to isolate it from surrounding commercial areas, forming a relatively small pocket of land within the Clearbook area suitable for commercial development. In addition, the Blue Ridge Parkway spans the northern boundary of the Clearbrook area and as it crosses Route 220 creates a barrier to the commercial strip development forming along Route 220.

The area suitable and designated for core commercial development in the Clearbrook Planning District stretches for approximately 1.5 miles along Route 220 from the boundary of the Blue Ridge Parkway south to Suncrest Drive.

Land uses within the Core Clearbrook area are comprised of predominantly vacant and commercial parcels with some single-family residential homes. Commercial uses consist of small, mostly uncoordinated, local-serving retail and other commercial enterprises. Residences surround the Core area and are comprised of mainly single-family detached homes.

The 220 corridor serves a dual purpose as a multi-functional, north-south oriented transportation route. It carries through and commuter traffic between Franklin County and the Roanoke area. It also functions as the main street of the Clearbrook area and serves the commercial and residential uses located on or adjacent to it.

Concept for Future Development

In the interest of maintaining the rural character of the Clearbrook community, all development within its boundaries should seek to reflect the sensitive environmental and natural features of the community. The designated core area is envisioned to serve as a village center for the surrounding communities, as well as serving as a focal point in the Clearbrook area. All development should be centered around the "Village of Clearbrook" area within the community.

With in this village area, design guidelines relating to such issues as site plans, architecture, landscaping, signage, and lighting will help to ensure development that is compatible with the inherent rural character of the Clearbook area. Together, the following objectives and guidelines support the creation of a unifying and consistent identity for the Clearbrook area.

Planning Objectives for the Clearbrook Village Area

Land Use

- Implement the Community Plan Future Land Use Map and Policies that advocate creating the "Village of Clearbrook."
- Plan for quality development, which may include office, retail, mixed-use and institutional uses.
- Encourage aesthetic and design excellence in all public and private improvements and developments. Detailed guidance regarding aesthetic and design excellence is found in the design guidelines located at the end of this plan. Encourage revitalization and redevelopment of the Clearbrook area to create attractive, commercially viable, and functionally efficient business centers and community focal points.
- Encourage designs that produce a desirable relationship between individual sites, the circulation system, and adjacent areas.
- Encourage consolidation of contiguous parcels to provide for projects that function in a well-designed, efficient manner while discouraging traditional strip commercial/industrial development patterns, which have multiple access points, large parking areas, and numerous architecturally unrelated buildings.
- Discourage freestanding uses with drive-through facilities and uses that create high traffic volumes to and from and along the corridor and that contribute to the strip-commercial character of the highway.
- Mitigate the flooding associated with Narrows Branch & associated tributaries that feed into Back Creek, through the implementation of sub-regional storm water management facilities.
- Implement the use of storm water best management practices (BMP's) and techniques to help preserve or improve the water quality.

Transportation

- Provide improved traffic control and safety along Route 220 through the use of stoplights, designated crossings, and/or access roads.

- Maintain the long-term function of arterial and collector roadways by limiting accesses and promoting vehicular circulation between parcels.

Urban Design

- Promote development that respects the rural character/historical context of the Blue Ridge Parkway, Clearbrook School and other social and cultural resources in the Clearbrook area. Avoid the negative impacts of uncontrolled signage, multiple access points, and lack of landscaping.

- Establish Visual Continuity – Provide a uniform right-of-way and a consistent or compatible highway edge treatment to create a unified, attractive visual appearance along the corridor. Place utilities underground in conjunction with all public and private development projects. Place emphasis on signage and landscaping standards.

- Establish a Clear Corridor Image – Through the use of design guidelines, ensure quality development compatible with the rural character and establish a strong overall village concept and image for the corridor.

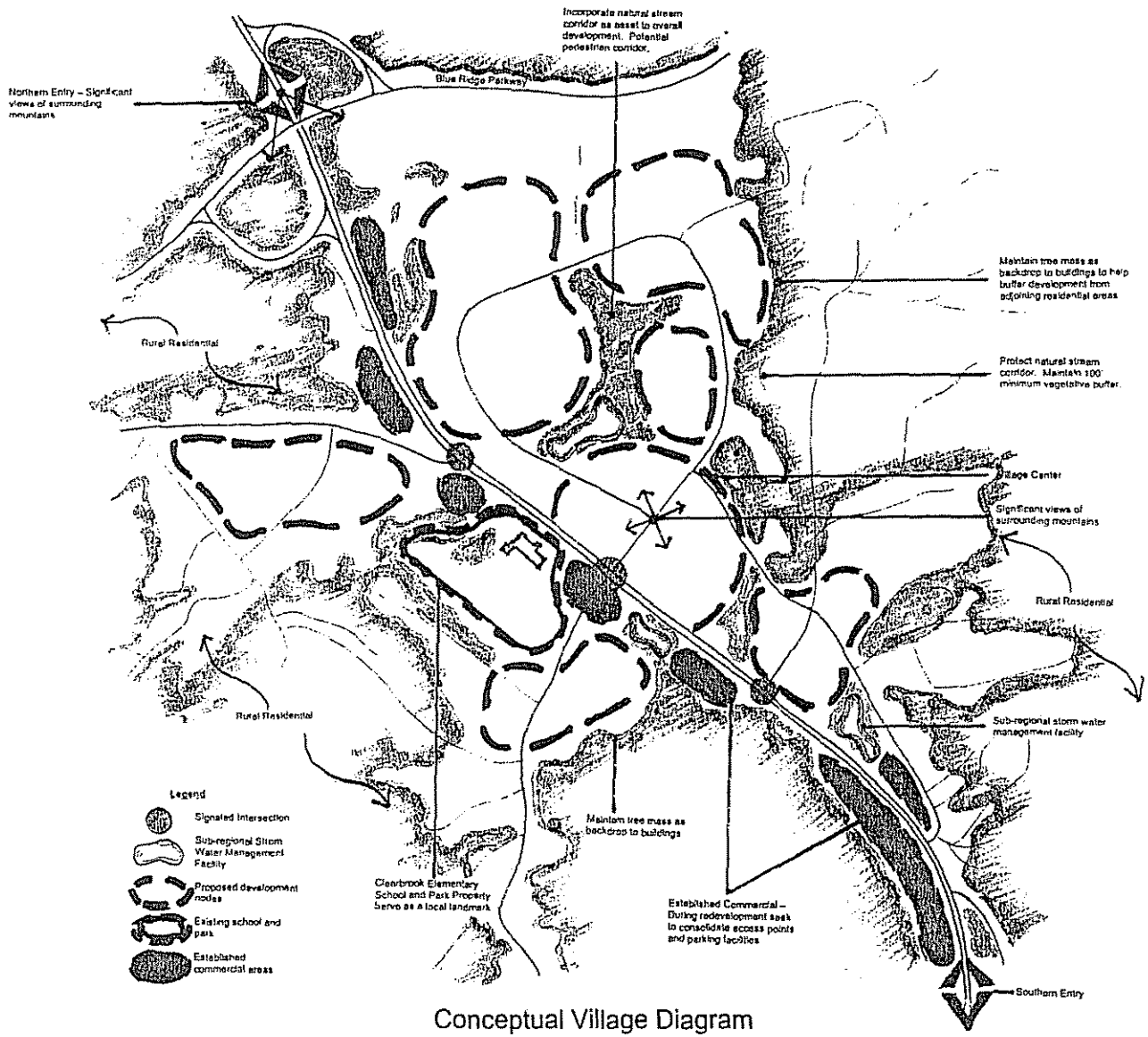
- Reduce Impact on Adjacent Residential Communities – Mitigate adverse impacts of commercial activity such as noise, glare and incompatible building forms on adjacent residential uses by effective screening, buffering and designing buildings of appropriate scale and height.

Conceptual Graphics

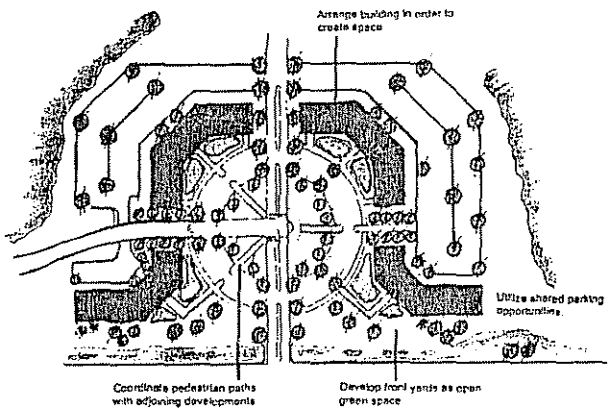
The graphics on the following three pages are meant to represent the conceptual ideas and specific standards inherent is this planning document. They demonstrate the land use, transportation, and urban design planning objectives in this section and the specific guidelines located in the subsequent section.

The Village Concept

Small development nodes separated and defined by features, such as, existing vegetation and natural stream corridors characterize the Clearbrook Village. Three main signalized intersections along with limited individual accesses along the Rt. 220 corridor ensure the safety and continual functionality of the vehicular corridor.



Conceptual Village Diagram



Conceptual Village Center

Clearbrook Village Commercial Overlay District

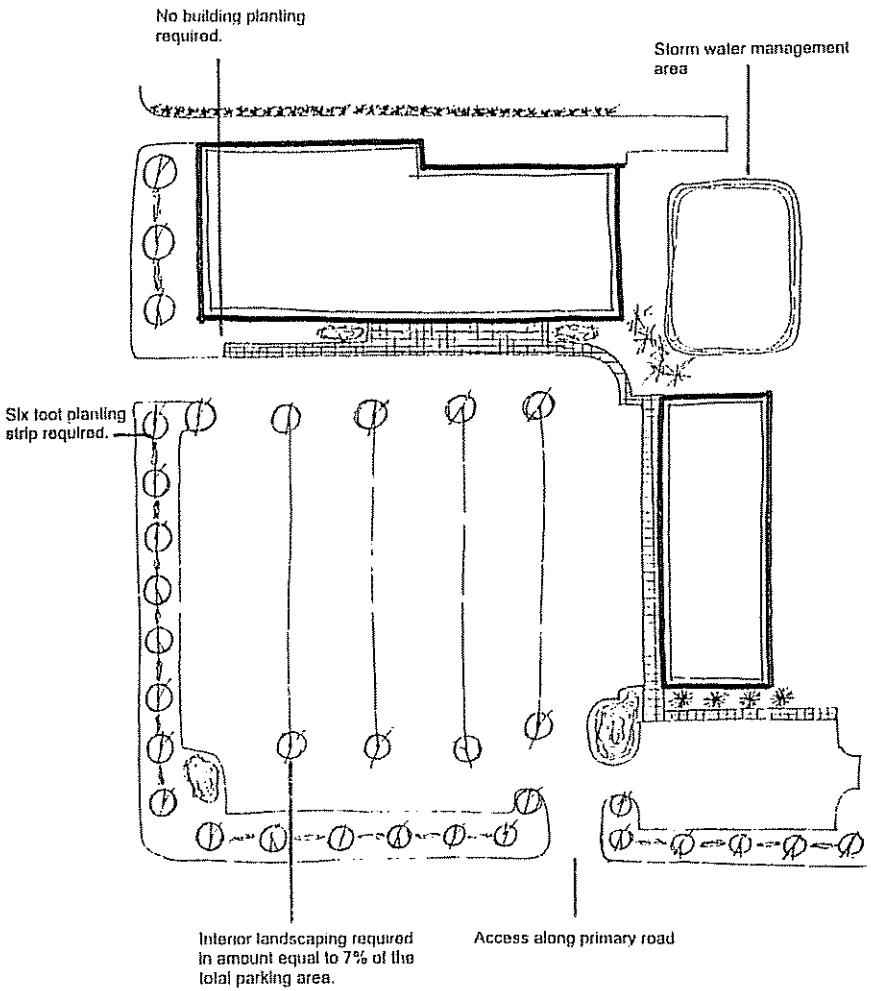
Note – These drawings are conceptual diagrams of one possible way that the Clearbrook Village Area could develop. They are not meant to serve as actual development patterns but are used to demonstrate the conceptual ideas inherent in the Clearbrook Village Commercial Overlay District Design Guidelines.

Site Plan Standards

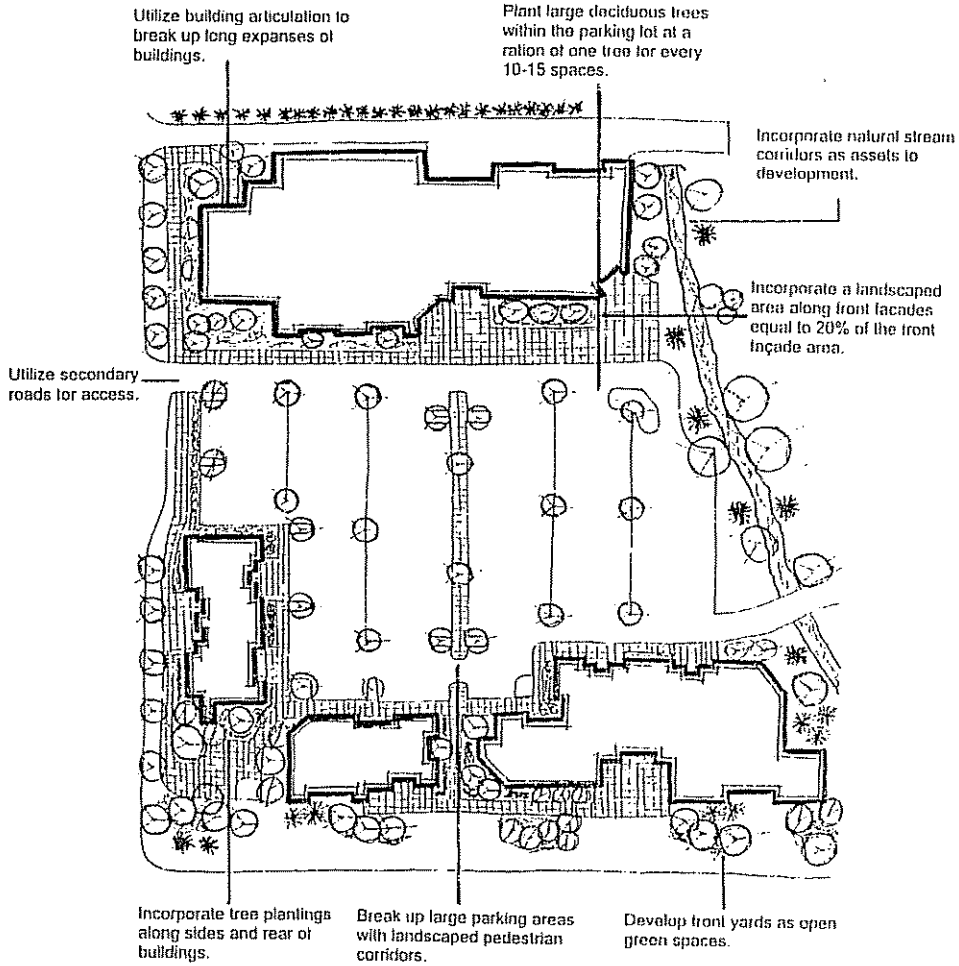
for the

Clearbrook Village Commercial

Overlay District



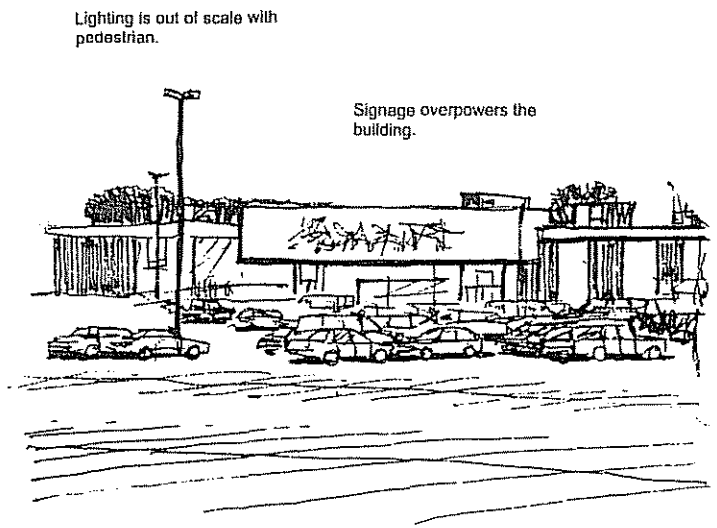
Typical development under current County regulations

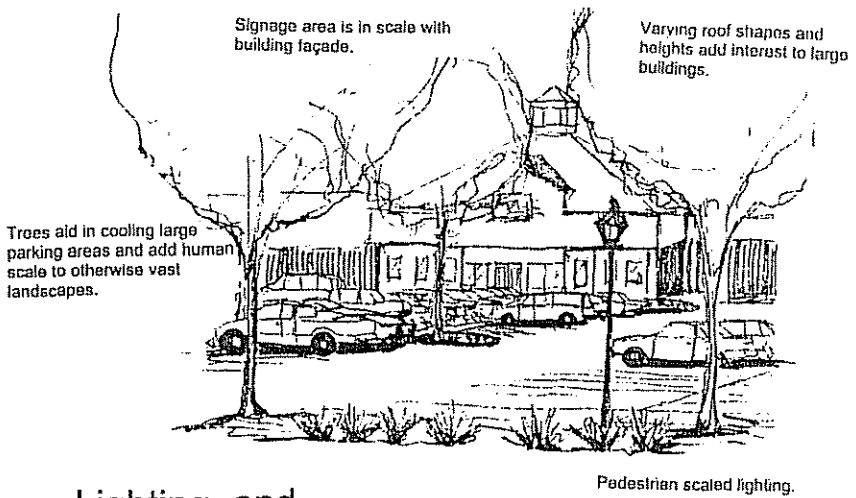


Development applying proposed recommendations and standards

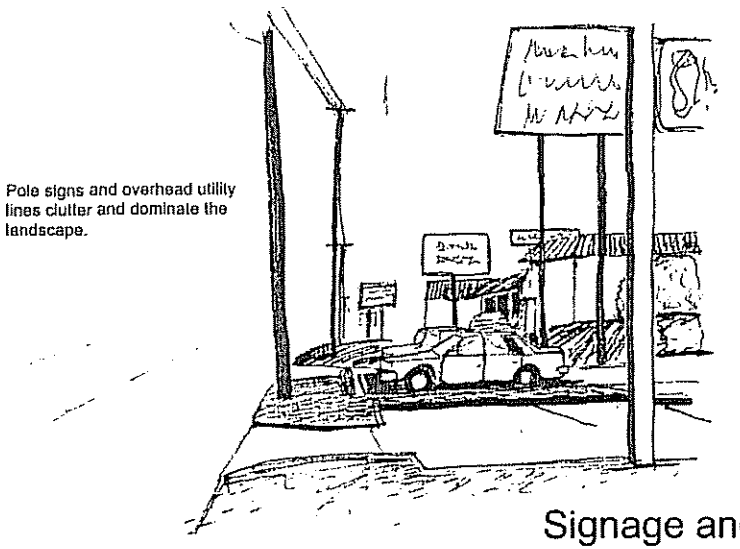
Architectural Standards

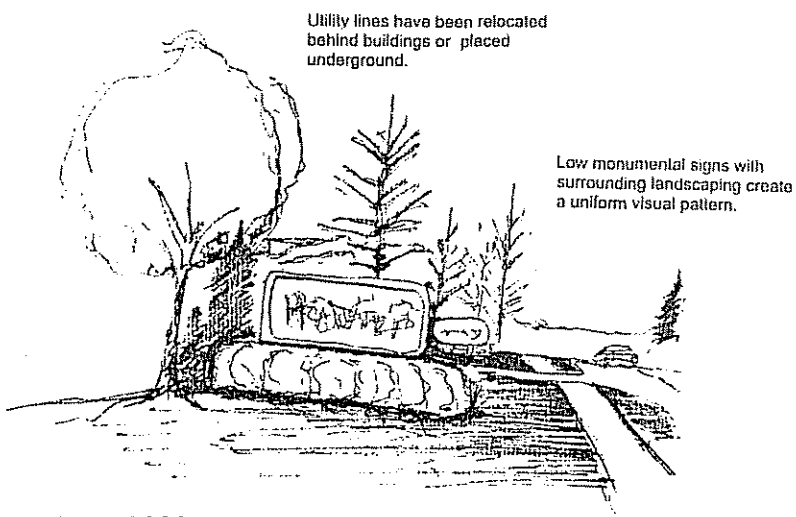
for the
Clearbrook Village Commercial
Overlay District





Building Architecture, Lighting, and Parking Lot Landscaping





Signage and Adjacent Right-of-Way Plantings

Typical development under current County regulations

Development applying proposed recommendations and standards

Design Guidelines – Specifics

This section provides specific requirements intended to achieve the goals and objectives described in previous sections.

I. Existing Conditions

A. Where significant natural features exist on the site (including creek valleys, steep slopes, and/or significant trees), such natural features shall be reflected in the site layout, to the extent practical.

B. In addition, existing tree masses that currently act as natural buffers of proposed developments shall be protected and preserved. These tree masses function as natural backdrops to proposed buildings.

C. Any large native tree in good condition and over 24" in diameter must be protected, preserved and incorporated in the final site layout, except where such practice severely limits the site's development options.

II. Site Layout – The relationship of the building and other site structures to the corridor street and to other development within the corridor shall be as follows:

A. An organized pattern of roads, service lanes, and pedestrian walks shall guide the layout of the site.

B. Multiple buildings in a single development shall be designed and arranged in order to create and define space. Where more than one building or out parcels are proposed, building placements shall be prearranged and together form a unified theme for the proposed development. Where feasible, orient commercial buildings toward the road with parking lots to the side and rear. Site buildings to discourage large expanses of parking adjacent to and visible from roadways. Cluster buildings to reinforce a neighborhood style or ambience. In addition, site buildings with respect to natural topography and other environmental/historic features.

C. Provisions shall be made for connections to adjacent pedestrian and vehicular circulation systems. Minimize and consolidate access points and provide well-designed and integrated complexes with efficient internal circulation patterns.

D. Pedestrian circulation shall be provided for and coordinated with that generated from adjacent properties.

E. Parking

1. Design parking areas to allow for future interconnections with adjacent parcels.

2. Where more than forty (40) parking spaces are required, break up required parking into smaller areas spaced throughout the site, lessening their visual and environmental impacts. If more than 150 spaces are required, parking can be broken up by the use of raised landscaped strips with a minimum width of fifteen (15) feet.

3. Any parking in excess of County Requirements shall be constructed with the use of pervious pavements. However, gravel shall not be allowed.

4. Site buildings to take advantage of any shared parking opportunities that exist.

F. Site Access

1. All uses shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means will be given favorable consideration:
   a. By the provision of shared entrances, interparcel travel ways, or on-site service drives connecting adjacent properties.
   b. By access from a public highway other than along Route 220.
   c. By the internal streets of a commercial, or office complex.

2. Parcels of land existing at the time the Clearbrook overlay district is created shall not be denied access to a public highway if no reasonable joint or cooperative access is possible, at the time of development.

III. Architectural Treatment

A. Architectural treatment of buildings, including materials, color and style, shall be compatible with the selected buildings located within the project area. See Appendix C. Compatibility shall be achieved through the use of similar building massing, materials, scale, colors and/or other architectural features.

B. There shall be no visible flat or shed roofs permitted. Utilize dormers, gables and other variations in roof shapes and/or heights that are compatible with the basic facade elements and add interest and scale to the building. Gable roofs, hip roofs and multiple plain roofs are encouraged.

C. The maximum height of structures shall not exceed a height of thirty-five (35) feet or three stories, whichever is less.

D. Where large buildings are proposed, landscaping and architectural facades shall be used to lessen their impact.

1. Avoid vast blank building walls in areas visible from the street or adjacent properties by using fenestration, building articulation, detailing or landscape plantings.

2. Building frontages shall have offsets, projections, or other distinctive changes in the building façade.

E. Select materials for harmony with the chosen buildings located within the project area. Exterior materials such as exposed standard concrete block, metal, or brightly colored siding will not be allowed. Materials shall be in the range of earth tones.

IV. Landscaping

A. Landscape standards and specifications

1. Trees required by the preceding paragraphs shall measure a minimum of 2 ½ inches in caliper at planting time.

2. Shrubs required by the preceding paragraphs shall measure a minimum of 24 inches in height at time of planting.

3. The use of native species shall make up a minimum of 50% of the planting materials. See Schedule D for a listing of recommended native species.

B. Street frontages shall be devoted to building architecture, landscaping, or public green spaces. Landscaping along the frontage of properties adjoining any road right-of-way shall include the following:

1. A planting area with a minimum width of 15 feet shall be established outside of any road right-of-way and utility easements. This area shall be developed as an open green space.

2. Within this strip, one large shade tree and seven shrubs shall be planted for every 30 feet of frontage. One third of all planting shall be made up of evergreen materials. Small trees shall be used where overhead utility lines prohibit the planting of large trees.

3. In addition, flowering ornamental trees, earth berms and/or ground covers shall be interspersed among the large shade trees.

4. Where parking is located in front of the building, a berm of varying height with an average height of 2 feet shall be located between the parking area and the adjacent r-o-w. In addition to any other requirements, the berm shall be planted with a minimum of two shrubs for every 5 feet.

5. No uses shall be permitted within the planting strip except: permitted entrances, minimal utility crossings and easements, pedestrian/bike trails, storm water management facilities (which are an integral part of a landscape plan), and signs as allowed in this district.

C. Parking Areas

1. Parking areas shall incorporate raised landscaped islands in order to break up large expanses of pavement. Raised landscaped island can be in the form of continuous landscaped strips between every four rows of parking, large planting islands located throughout the lot, and/or planting islands between every 10 to 15 spaces. Any raised landscaped area shall be a minimum of ten feet in width. Islands shall be planted with large shade trees and evergreen/deciduous shrubs or groundcovers other than grass.

2. Large shade trees shall be planted in the interior of parking areas at the rate of one (1) tree for every ten (10) parking spaces and shall be evenly distributed throughout the interior of the parking area.

D. Building Plantings

1. Trees shall be planted along the side and rear exterior walls of buildings to soften their appearance. One tree shall be planted for every 30 feet of building wall. Flexibility in placement shall be granted where service areas or other utilities are necessary adjacent to the building.

2. Buildings shall incorporate foundation plantings and/or landscaped plazas in an area equal to 20% of the total front façade area, along main entrance facades, creating a vegetative buffer between the parking area and the building front.

E. Stormwater Management

1. Above ground stormwater management areas and facilities shall be landscaped with plants adaptable to being temporarily inundated with water. The facility shall be landscaped in order to create a 75% screening of the facility. One-third of all plantings shall be evergreen.

V. Lighting

A. No freestanding light pole, including fixture, shall be more than 18 feet above grade. All exterior lights, including security lighting, shall be down-lit or shielded so as not to direct glare onto adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.

B. In addition, the light source from any security lighting shall not be visible from adjoining residential properties.

VI. Signage

A. The shared use of signs is encouraged for adjacent businesses.

B. Signage shall complement the buildings' architectural style. Materials such as exposed standard concrete block, metal, or brightly colored siding will no be allowed. Colors shall be in the range of earth tones.

C. Lots shall be allowed a maximum signage allocation not to exceed one (1) square foot of sign area per one (1) lineal foot of lot frontage.

D. Signage placed on buildings shall occupy less than 5% of the façade area.

E. All freestanding signs shall be monument type (no pole signs) and meet the following criteria:
   1. Monument signs shall not exceed 7 feet in height or 10 feet in width;
   2. Signs shall be channel lit, ground lit or top lit with shielded lamps placed so as to not cast light onto the path of traffic or on any adjacent road or property.

F. Signs shall be complemented, accented and enhanced by landscaping. The size of the landscaping plot shall be one and one-half times the square footage of the sign.

G. No more than three (3) business signs are permitted for each business.

H. Entrance and exit signs are limited to two (2) square feet each. No advertising allowed.

I. Restricted signs. The following types of signs shall be prohibited within the district:
   1. Off premises signs
   2. Portable signs
   3. Temporary signs
   4. Changeable copy signs
   5. Roof signs
   6. Pole signs

VII. Utilities

F. All new site utilities shall be located underground.

G. Where feasible, relocate existing overhead utility lines along Rt. 220 underground or to rear yards of buildings along the corridor.

Overall Design Intent

The previous specific design guidelines were developed to achieve the following overall design intentions.

Existing conditions, site layout and site access

Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development pattern for the Clearbrook Village area. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting species of trees along streets and pedestrian ways that reflect the native vegetation of the area; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving to the extent practical, existing significant stream corridors which may be located on the site and integrating these features into the design of the surrounding development; and limiting the building mass/height and required parking to a scale that does not overpower the natural setting of the site, or the surrounding area.

Architectural Treatment

New structures and substantial additions to existing structures should respect the traditions of historically significant architectural examples in the Clearbrook area. Photographs of historic buildings in the area, which provide important examples of the tradition, along with other existing suitable examples are contained in Appendix C.

The examples contained in Appendix C should be used as a guide of building design: the standard of compatibility with the area's historic and existing structures is not intended to impose a rigid design solution for new developments. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline's standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.

Landscaping

Landscaping should promote visual order within the corridor and help to integrate buildings into the existing environment of the corridor. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street. The landscaping of parking areas and entrance facades promotes a pedestrian oriented village concept and feel.

Signage, Lighting and Utilities

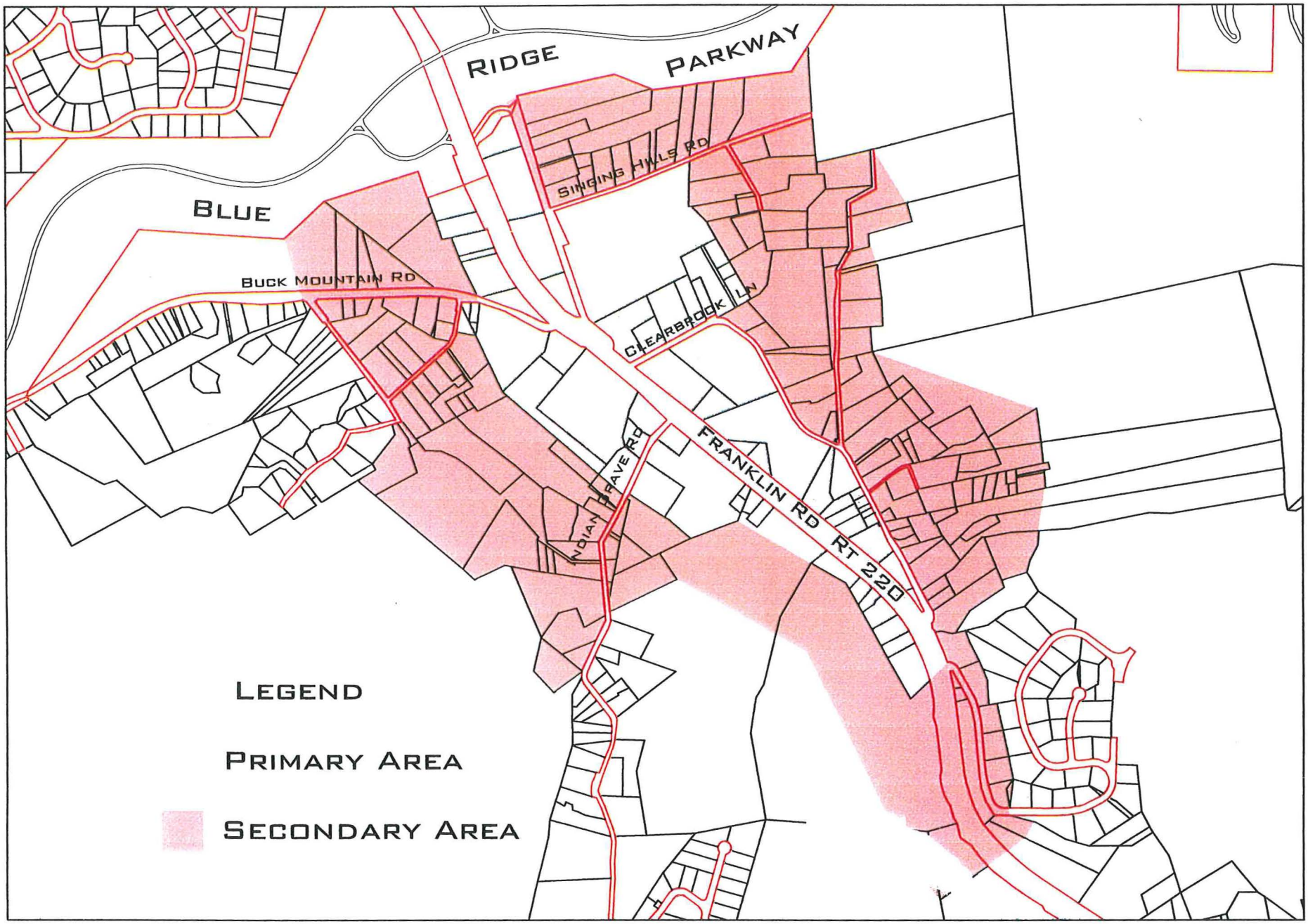
Low signage and lighting fixtures will provide for a uniform and attractive corridor where the rural views and vistas are not dominated by pole signs and light poles. Placing all new and relocated utility lines underground will help reduce the potential visual clutter along the road corridors and within the village area. Landscaping, building architecture, attractive signage and distant mountain views should characterize the Clearbrook Village area.

Appendix A:
Clearbrook Village Overlay District Maps

The Clearbrook Village Area is divided into two main area designations. The first is the Primary Area. It is depicted by the gray area on the following maps and represents the area that has been rezoned to C-2 General Commercial District. In addition, the Clearbrook Village Overlay District (CVOD), adopted as part of the County Zoning Ordinance, has been applied to this area. The CVOD lays out additional standards and regulations over and above the C-2 General Commercial District regulations.

The Secondary Areas are depicted by the salmon color on the following maps. These areas may or may not be suited for commercial development and no rezoning is proposed at this time. However, if rezonings are proposed in the future on properties located within this area they should be evaluated based upon their Community Plan designation and their conformance with the policies and guidelines contained within this document. The Secondary Area designation is used primarily as a safety valve to ensure that if and when those properties are rezoned they are evaluated under the same guidelines as the adjoining properties within the Primary Areas.

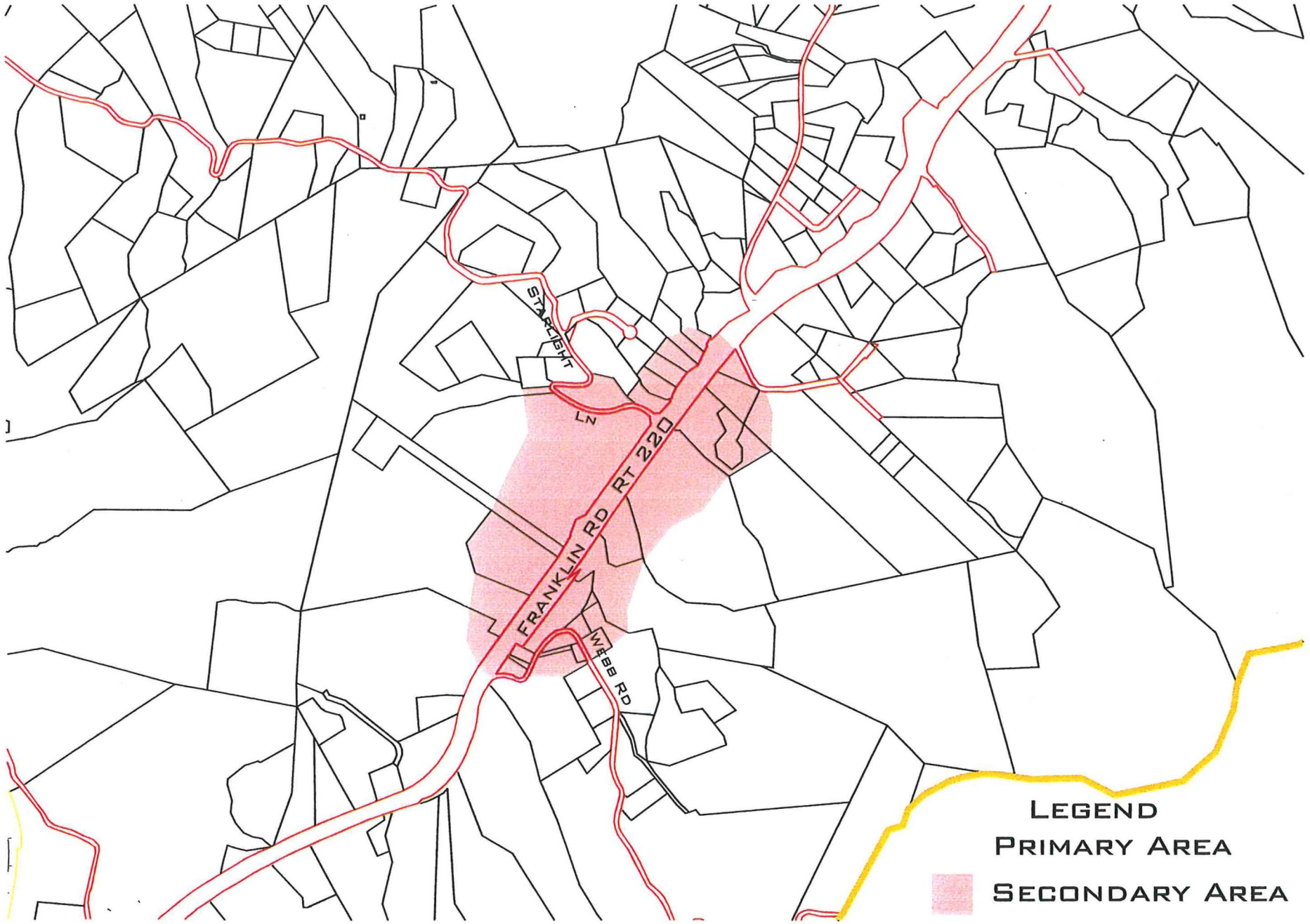
Clearbrook Village Overlay District (Northern Section)



Perpared by the County of Roanoke
Department of Community Development

Scale: 1 inch = 1000 feet December 5, 2000

Clearbrook Village Overlay District (Southern Section)



Legend

Primary Area

Secondary Area

Perpared by the County of Roanoke
Department of Community Development

Scale: 1 inch = 1000 feet December 5, 2000

Appendix B: Approval Process

During the review or proposed projects for either rezonings or special use permits a variety of submissions are recommended for final approval.

Preliminary Conference

The Preliminary Conference should be the first step in the rezoning or site plan approval process. This review is encouraged prior to any rezoning or site plan submittal. The planning staff requests a minimum of information and investment for this initial review.

Submittal recommendations for the preliminary conference:

a) Sketch or photograph of proposed building,
b) Roanoke County Tax Map Number, and
c) Any other material, which the applicant believes, will make the preliminary conference more productive.

Development Proposal Review

During the staff, Planning Commission, and/or Board of Supervisors review, a variety of submittals are recommended to ensure general conformance with the Design Guidelines for the Clearbrook Village Commercial Overlay District.

Submittal recommendations for project review:

a) Preliminary site plan showing proposed building and parking lot layouts. Also include any existing natural features that are to be incorporated into the site plan, such as existing vegetation, stream corridors, etc...;

b) Elevations of all facades visible from the adjoining road right-of-ways;

c) Description of how the proposal complies with the Design Guidelines;

d) Justification for any requested deviation from the Design Guidelines.

Appendix C: Architectural Examples



The Neurosurgical Center of Southwest VA



Clearbrook Internal Medicine



Clearbrook Elementary School



Proposed Land Rover Dealership

Appendix D: Native Plants for Landscaping

Shrubs	
Alnus serrulata	Common Alder
Aronia melanocarpa	Black Chokeberry
Castanea pumila	Allegheny Chinkapin
Ceanothus americanus	New Jersey Tea
Cephalanthus occidentalis	Buttonbush
Cornus amomum	Silky Dogwood
Gaultheria procumbens	Wintergreen
Gaylussacia baccata	Black Huckleberry
Hamamelis virginiana	Witch Hazel
Ilex verticillata	Winterberry
Kalmia latiflia	Mountain Laurel
Pieris floribunda	Mountain Pieris
Rhododendron calendulaceum	Flame Azalea
Rhododendron maximum	Great Rhododendron
Rhododendron prinophyllum	Rose Azalea
Rosa carolina	Pasture Rose
Rubus allegheniensis	Alleghany Blackberry
Vaccinium angustifolium	Lowbush Blueberry
Vaccinium corymbosum	Highbush Blueberry
Viburnum prunifolium	Black-Haw Viburnum

Small Trees	
Amelanchier arborea	Downy Serviceberry
Amelanchier canadensis	Canada Serviceberry
Amelanchier laevis	Smooth Serviceberry
Asimina triloba	Paw Paw
Cercis canadensis	Redbud
Chionanthus virginicus	Fringetree
Cornus alternifolia	Alternate-leaf Dogwood
Cornus florida	Flowering Dogwood
Crataegus crus-galli	Cockspur Hawthorn
Euonymous atropurpureus	Wahoo
Halesia tetraptera	Common Silverbell
Morus rubra	Red Mulberry
Ostrya virginiana	Eastern Hop-hornbeam
Prunus virginiana	Choke Cherry
Rhus glabra	Smooth Sumac
Rhus hirta	Staghorn Sumac

Medium to Large Trees	
Acer rubrum	Red Maple
Acer saccharum	Sugar Maple
Aesculus flava	Yellow Buckeye
Betula alleghaneinsis	Yellow Birch
Betula lenta	Sweet Birch
Carya alba	Pignut Hickory
Carys ovata	Shagbark Hickory
Diospyros virginiana	Persimmon
Fagus grandifolia	American Beech
Fraxinus americana	White Ash
Fraxinus pensylvanica	Green Ash
Juglans nigra	Black Walnut
Juniperus virginiana	Red Cedar
Luquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Poplar
Nyssa sylvatica	Black Gum
Oxydendrum arboreum	Sourwood
Pinus strobes	White Pine
Prunus serotina	Wild Black Cherry
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus falcata	Southern Red Oak
Quercus ilicifolia	Bear Oak
Quercus montana	Chestnut Oak
Quercus rubra	Northern Red Oak
Quercus velutina	Black Oak
Thuja occidentalis	White Cedar
Tilia americana	American Basswood

Transition: A future land use area that encourages the orderly development of highway frontage parcels. Transition areas generally serve as developed buffers between highways and nearby or adjacent lower intensity development. Intense retail and highway oriented commercial uses are discouraged in transition areas, which are more suitable for office, institutional and small-scale, coordinated retail uses.

Land Use Types:

Office and Institutional - Planned office parks and independent facilities in park-like surroundings are encouraged. A high degree of architectural design and environmentally sensitive site design is encouraged.

Retail - Small-scale planned and clustered retail uses.

Multifamily Residential - Garden apartments at a density of 12 to 24 units per acre.

Single-Family Attached Residential - Planned townhouse communities of 6 or more units per acre.

Parks - Public and private recreational facilities. These facilities should be linked to residential areas by greenways, bike and pedestrian trails.

Land Use Determinants:

EXISTING LAND USE PATTERN - Locations where limited commercial uses exist.

EXISTING ZONING - Locations where commercial zoning exists.

ACCESS - Locations where properties have direct frontage and access to an arterial or major collector street.

SURROUNDING LAND USE - Locations which serve as a logical buffer strip between conflicting land use patterns.

ORIENTATION - Locations which are physically oriented toward the major street.

URBAN SECTOR - Locations served by urban services.

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.

Principal Industrial: A future land use area where a variety of industry types are encouraged to locate. Principal Industrial areas are existing and planned regional employment centers and are distributed throughout the county, convenient to major residential areas and suitable highway access. Due to limited availability, areas designated as Principal Industrial are not appropriate for tax-exempt facilities.

Land Use Types:

Agricultural - Industries which involve the manufacturing, storage, marketing and wholesaling of agricultural products. These industries may also be located outside of the Principal Industrial areas, within the rural designations, where agricultural skills may be found.

Small Industries and Custom Manufacturing - These industries typically serve a local market and may involve the on-site production of goods by hand manufacturing.

Mining and Extraction - These facilities locate according to the availability of natural resources.

Industrial - Conventional freestanding industrial uses, warehouses, wholesalers, storage yards.

From: Megan Cronise
To: Planning, Planning
CC: Thompson, Philip; James, Rebecca; Henry, Isaac
Date: 4/5/2023 5:30 PM
Subject: Fwd: Comment Review Request - Boing US Holdco Inc.
Attachments: Ped Vision Plan Excerpt.pdf

Good afternoon,

Transportation comments on this application are as follows:

The subject property is included in the Regional Pedestrian Vision Plan. The Plan indicates that the property is located within the Clearbrook Multimodal District and both Buck Mountain Road and Route 220 are identified as Multimodal Through Corridors with sidewalk indicated along Route 220. Please see the Excerpt attached for more info.

The Clearbrook Village Design Guidelines also indicate that "Pedestrian circulation shall be provided for and coordinated with that generated from adjacent properties." (page 10, II.D.)

VDOT will be constructing pedestrian signals and crosswalks in 2024 as part of intersection improvements at Buck Mountain Road and Route 220. Please include sidewalk along the Buck Mountain Road and Route 220 frontage of this property and connect the sidewalk to VDOT's pedestrian crosswalk ramp.

Please contact me with questions.

Thank you,
Megan

Megan G. Cronise, AICP
Assistant Director of Planning
Roanoke County Department of Planning
(540) 772-2106
mcronise@roanokecountyva.gov

>>> Cecelia Thomas 3/16/2023 4:10 PM >>>
Good Afternoon,

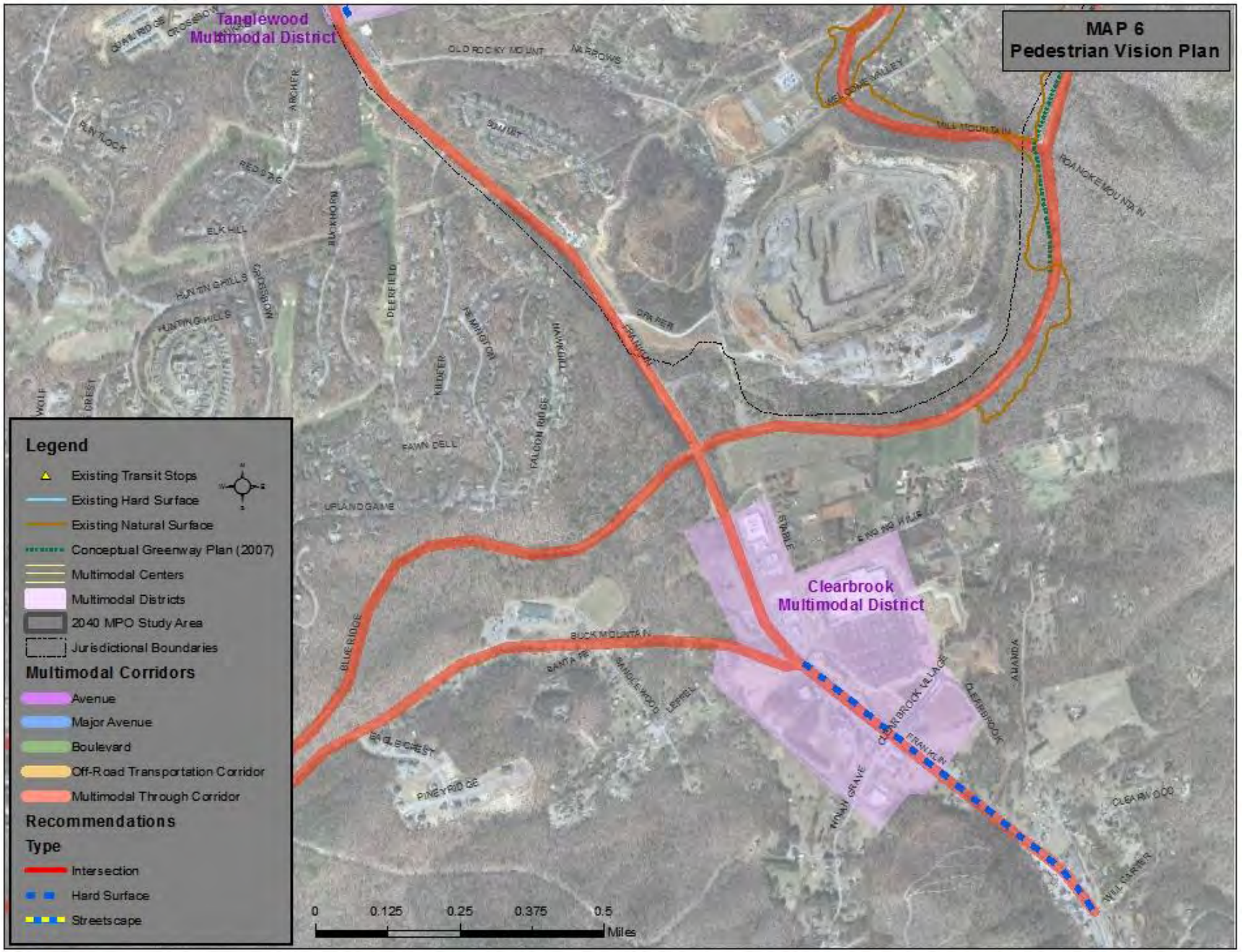
Please find attached an application packet for the petition mentioned above. The Planning Commission will hold a public hearing on this petition on Tuesday, May 2, 2023.

Please review and email your comments to planning@roanokecountyva.gov by **Friday, April 7th, 2023.**

Thank you,

Cecelia Thomas
Planning Administrative Assistant
Department of Planning
Phone 540-772-2082
Fax 540-776-7155
cthomas@roanokecountyva.gov

Roanoke County					*Type Legend: 1 = Intersection, 2 = Hard Surface, 3 = Streetscape*	
ID	**LOCATION**	**TYPE**	**DESCRIPTION**	**LOCAL PRIORITY**	**SOURCE**	**MAP #**
387	Rt 220 South from 419 to Old Rocky Mtn Rd	2	Pedestrian improvements	Low	Ped/Transit Public Survey 2013	29
388	Rt 220 South from Stable to Will Carter	2	Sidewalk	Low	Roanoke County staff	6
390	Rt 221 from Cotton Hill Rd to Chatsworth	2	Pedestrian connection	Low	Roanoke County staff	N/A
393	Rt 419 Electric Rd and Grandin Road	1	Pedestrian intersection improvements	High	Roanoke County staff	25
395	Rt 419 Electric Rd and I-81	2	Sidewalk	Low	Roanoke County staff	20
397	Rt 419 Electric Rd and Keagy Rd	1	Pedestrian intersection improvements	Medium	Roanoke County staff	25
398	Rt 419 Electric Rd and Ogden Rd	1	Pedestrian intersection improvements	High	Roanoke County staff	29
399	Rt 419 Electric Rd and South Peak	1	Pedestrian intersection improvements	High	Roanoke County staff	29
401	Rt 419 Electric Rd and Starkey Rd	1	Pedestrian intersection improvements	High	Roanoke County staff	29
402	Rt 419 Electric Rd at Tanglewood area	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	29
404	Rt 419 Electric Rd from City Limit to Cove Rd	2	Pedestrian improvements	Low	Ped/Transit Public Survey 2013	20
405	Rt 419 Electric Rd from Colonial to 3600 Electric	2	Pedestrian improvements	Medium	Ped/Transit Public Survey 2013	29
409	Rt 419 Electric Rd from Ogden to city limit	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	29
410	Rt 419 Electric Rd from Stoneybrook to Woodmar	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	25


MAP 6
Pedestrian Vision Plan
Tanglewood
Multimodal District
Clearbrook
Multimodal District
Legend
Existing Transit Stops
Existing Hard Surface
Existing Natural Surface
Conceptual Greenway Plan (2007)
Multimodal Centers
Multimodal Districts
2040 MPO Study Area
Jurisdictional Boundaries
Multimodal Corridors
Avenue
Major Avenue
Boulevard
Off-Road Transportation Corridor
Multimodal Through Corridor
Recommendations
Type
Intersection
Hard Surface
Streetscape
0
0.125
0.25
0.375
0.5
Miles

STAFF REPORT

Petitioner:	Martie Murphy
Request:	To obtain a special use permit to operate a car wash on approximately 5.995 acres of land zoned C-2, High Intensity Commercial District, and C-2C, High Intensity Commercial District with conditions
Location:	3939 Valley Gateway Boulevard
Tax Parcel:	#050.01-01-05.06-0000
Magisterial District:	Vinton
Existing Proffered Conditions (To Remain):	1. Before a certificate of occupancy can be issued for any building constructed along the southern border of the property, a row of staggered evergreen trees will be installed along said southern border at or near the top of the slope above the existing storm water detention facility. Trees will be spaced 12' on center and will extend from one end of the building or buildings along that border to the other end. It is estimated that this would result in the planting of no more than 45 trees. 2. Screening shall be provided for HVAC rooftop units on the building or buildings located along the southern border of the property in order to shield those units from the view of residents situated directly behind the Integrity Windows facility. Screening shall be in the form of covers or parapet walls, and shall be a neutral color.
Suggested SUP Conditions:	1. The car wash shall be developed in substantial conformance with the concept plans and landscaping plan for Tidal Wave Auto Spa prepared by EMC Engineering Services, Inc. dated February 3, 2023 (site plans) and March 9, 2023 (landscaping plan), subject to any changes required during the comprehensive site plan review process. 2. The car wash shall be constructed in substantial conformance with the architectural renderings titled New Tidal Wave Auto Spa prepared by M. Todd Albritton, subject to any changes required during the building plan review process.

EXECUTIVE SUMMARY:

Martie Murphy is petitioning to obtain a special use permit to operate a car wash on approximately 5.995 acres of land zoned C-2, High Intensity Commercial District, and C-2C, High Intensity Commercial District with conditions, located at 3939 Valley Gateway Boulevard, Vinton Magisterial District.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as Core and Principal Industrial. 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 car wash

is consistent with the Core Future Land Use Designation.

Principal Industrial is a Future Land Use area where a variety of industry types are encouraged to locate. Principal Industrial areas are existing and planned regional employment centers and are distributed throughout the county, convenient to major residential areas and suitable highway access. Due to limited availability, areas designated as Principal Industrial are not appropriate for tax-exempt facilities. The proposed car wash is not consistent with the Principal Industrial Future Land Use Designation; however, the proposed subdivided parcel does not include this land use designation and the development would be located only within the area designated Core.

1. APPLICABLE REGULATIONS

The Roanoke County Zoning Ordinance defines a car wash as "washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes." A car wash is only permitted in the C-2, High Intensity Commercial District, with an approved special use permit. The use is also subject to use and design standards listed in Sec. 30-85-10 of Roanoke County Code as follows:

(A) General standards:

1. All new car wash facilities, whether conveyor operated or self-service, shall be equipped with a water recycling system for eighty-five (85) percent of the water used.

If the special use permit is approved, construction of the car wash would require comprehensive building and site plan reviews.

2. ANALYSIS OF EXISTING CONDITIONS

Background – The existing site is currently vacant and undeveloped. A portion of the property was previously part of the adjoining vacant parcel to the south. Before property lines were adjusted, this portion of the property was rezoned as part of the vacant parcel (Tax Map# 050.01-01-05.05-0000). In 2006, Kahn Development Company, Inc. petitioned to rezone the parcel from I-1C, Industrial District with conditions, to C-2C, General Commercial District with Conditions, for the construction of a retail sales facility. This rezoning removed conditions from a previous 1989 rezoning, and proffered two new conditions which addressed tree plantings along the southern border as well as screening of HVAC rooftop units. The aforementioned southern border is not located on the subject site, but on the adjoining parcel. The applicant is not planning development on the portion of this parcel which contains these conditions.

Topography/Vegetation – The existing site is vacant and experiences minor slope changes throughout which total approximately twenty foot change in elevation overall. There are established deciduous and evergreen trees along Challenger Avenue, and plantings that delineate the property line between this parcel and CVS to the southeast. The vegetation consists of mostly grass and overgrowth.

Surrounding Neighborhood – The subject site is located at the intersection of Challenger Avenue and Valley Gateway Boulevard. Across Valley Gateway Boulevard to the north and northeast is a commercial complex containing Kroger, Kroger Fuel Center, Pinnacle, Valvoline Instant Oil Change, Zips Car Wash, Firestone, Café Asia, Sal's Italian, Express Family Care, and other businesses. These properties are zoned C-2, High Intensity Commercial District, and C-2S, High Intensity Commercial District with a Special Use Permit. Integrity Windows and Coca-Cola are located to the southeast and are zoned I-1, Low Intensity Industrial. To the southwest, the parcel adjoins other C-2, High intensity Commercial District, properties including CVS and The Bank of Botetourt. Directly to the south the site adjoins a vacant parcel zoned C-2C, High Intensity

Commercial District with Conditions.

Community Outreach – Approximately 151 letters went out to adjoining property owners and tenants which contained the request, information about the subject parcel, the proposed concept plan, concept information for staff, and instructions for how to submit comments.

3. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – The concept plan shows an automated tunnel car wash building, pay stations, covered (20 spaces) uncovered parking (10 spaces) with accessible vacuums, and two (2) ADA parking spaces. The applicant is showing a proposed subdivision of the existing parcel and the car wash facility would be located on a parcel approximately 1.74 acres in size. The remaining land from the existing parcel would be sold in the future.

Access/Traffic Circulation – The subject site is located off of Valley Gateway Boulevard and Challenger Avenue. One access is shown off of Valley Gateway Boulevard. Valley Gateway Boulevard is currently divided with a concrete median, so this access is only right-in, right-out. This parcel is located within the Route 460 Land Use and Connectivity Study, and the proposed site plan shows that this access is available to utilize for the implementation of a new private roadway labeled “Segment I” in the study. Sidewalk is also shown along Valley Gateway Boulevard and along this new private roadway in conformance with the Route 460 Land Use and Connectivity Study.

Agencies Comments: The following agencies provided comments on this application:

Office of Building Safety – All construction will need to meet the requirements of the Virginia Uniform Statewide Building Code.

Roanoke County Transportation - Roanoke County appreciates the new private roadway to facilitate implementation of Segment "I" in the adopted U.S. Route 460 Land Use and Connectivity Study. We also appreciate the inclusion of sidewalk along Valley Gateway and along the new private roadway. What are the plans for the southern portion of the property between the end of the new private roadway and CVS? We would appreciate discussing where Segment "I" could go from the stub-out to help frame future development on that land and to enable a future connection to adjacent parcels.

Stormwater Operations - No comments.

Fire and Rescue – Fire and Rescue does not object to the project and it will not increase services. Fire flow and access requirements will be addressed during the site plan review process.

General Services – General Services does not see any issues and has no comments.

VDOT –

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. Trip generation calculations will be required for this development with the first plan submittal, as well as right turn lane warrant calculations.

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.

4. CONFORMANCE WITH ROANOKE COUNTY COMMUNITY PLAN

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as Core and Principal Industrial. 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 car wash is consistent with the Core Future Land Use Designation.

Principal Industrial is a Future Land Use area where a variety of industry types are encouraged to locate. Principal Industrial areas are existing and planned regional employment centers and are distributed throughout the county, convenient to major residential areas and suitable highway access. Due to limited availability, areas designated as Principal Industrial are not appropriate for tax-exempt facilities. The proposed car wash is not consistent with the Principal Industrial Future Land Use Designation; however, the proposed subdivided parcel does not include this land use designation and the development would be located only within the area designated Core.

5. STAFF CONCLUSIONS

Martie Murphy is petitioning to obtain a special use permit to operate a car wash on approximately 5.995 acres of land zoned C-2, High Intensity Commercial District, and C-2C, High Intensity Commercial District with conditions, located at 3939 Valley Gateway Boulevard, Vinton Magisterial District.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designations of this area as Core and Principal Industrial. The proposed car wash is consistent with the Core Future Land Use Designation, but is not consistent with the Principal Industrial Future Land Use Designation. If the parcel is subdivided as indicated, the new development would only contain land designated Core.

Staff suggests two conditions for the special use permit which addresses conformance with the submitted site plans, landscaping plan and architectural renderings.

CASE NUMBER: #8-5/2023
PREPARED BY: Alyssa Dunbar
HEARING DATES: PC: May 2, 2023 BOS: May 23, 2023
ATTACHMENTS: Application Materials
Maps (Aerial, Zoning, Future Land Use)
Photographs
C-2 District Regulations
Ordinance #072506-8
Core Future Land Use Designation
Principal Industrial Future Land Use Designation

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

3939 Valley Gateway Blvd.

For Staff Use Only

Date received: 3/10/23	Received by: T. James
Application fee: 157.50	PC/BZA date: May 2, 2023
Placards issued:	BOS date: May 23, 2023
Case Number 8 - 5 / 2023	

ALL APPLICANTS

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

Applicants name/address w/zip
Martie Murphy
124 East Thompson Street
Thomaston, GA 30286

Phone: 706-647-0414
Cell #: 706-975-6682
Email: martie@shjconstructuiongroup.com
Contact for Legal Ads Martie Murphy

Owner's name/address w/zip
LIDL US Operations, LLC
3500 S. Clark Street
Arlington, Virginia 22202

Phone #: 844-747-5435
Cell #: 844-747-5435
Email: legal@lidl.us

Property Location
At the intersection of Valley Gateway Blvd. and Challenger Avenue US Route 460

Magisterial District: Vinton

Community Planning area: Bonsack/Vinton

Tax Map No.: PID #50.01-01-05.06

Existing Zoning: C-2C, High Intensity Commercial District

Size of parcel(s): Acres: 5.995 Acres

Existing Land Use: Vacant Lot

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: Remain C-2C
Proposed Land Use: Carwash

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
Yes ☑ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
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 _____.

AM 1 2 3 4 5 6 7 8 9 10 11 12 PM
MAR 10 2023
Community Development
PM 1 2 3 4 5 6 7 8 9 10 11 12 AM

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA		R/S/W/CP	V/AA		R/S/W/CP	V/AA	
✓		Consultation	✓		8 1/2" x 11" concept plan			Application fee
✓		Application	N/A		Metes and bounds description			Proffers, if applicable
✓		Justification			Water and sewer application	✓		Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

Martie Murphy
_____ Owner's Signature
Contract Purchaser

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant TWAS Properties LLC

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

The proposed development is for an automated tunnel car wash, the purpose of the C-2 zoning is providing a variety of commercial and service related actives. We feel that a car wash would fall into this category in providing a commercial service to the urban area. The zoning allows for car wash but only with a special use permit approval.

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

Per the Community Plan the portion of the lot that is being proposed for development is classified as "core" in which the proposed car wash would be in conformance with. Note the rear of the parcel is classified as Principal Industrial designation, the parcel would be subdivided so that the rear of the property could be developed along with the guidelines of Principal Industrial.

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 current parcel is a vacant lot, the proposed development will have a high end car wash with stone exterior and landscaping to develop the parcel. Access to the parcel will come off of Valley Gateway Blvd, therefore we see no negative impact to the public. Utility services are available in the area, and would be designed to meet the local requirements.

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:

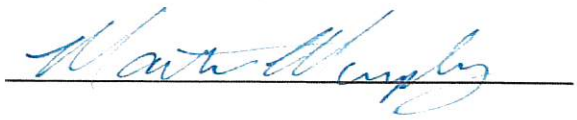
ALL APPLICANTS

- ☑ 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.



3/2/23

Date

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

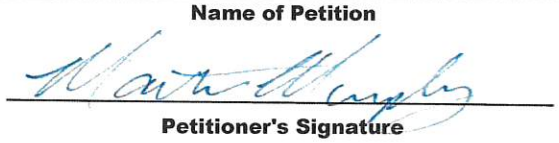
The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study 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

Martie Murphy

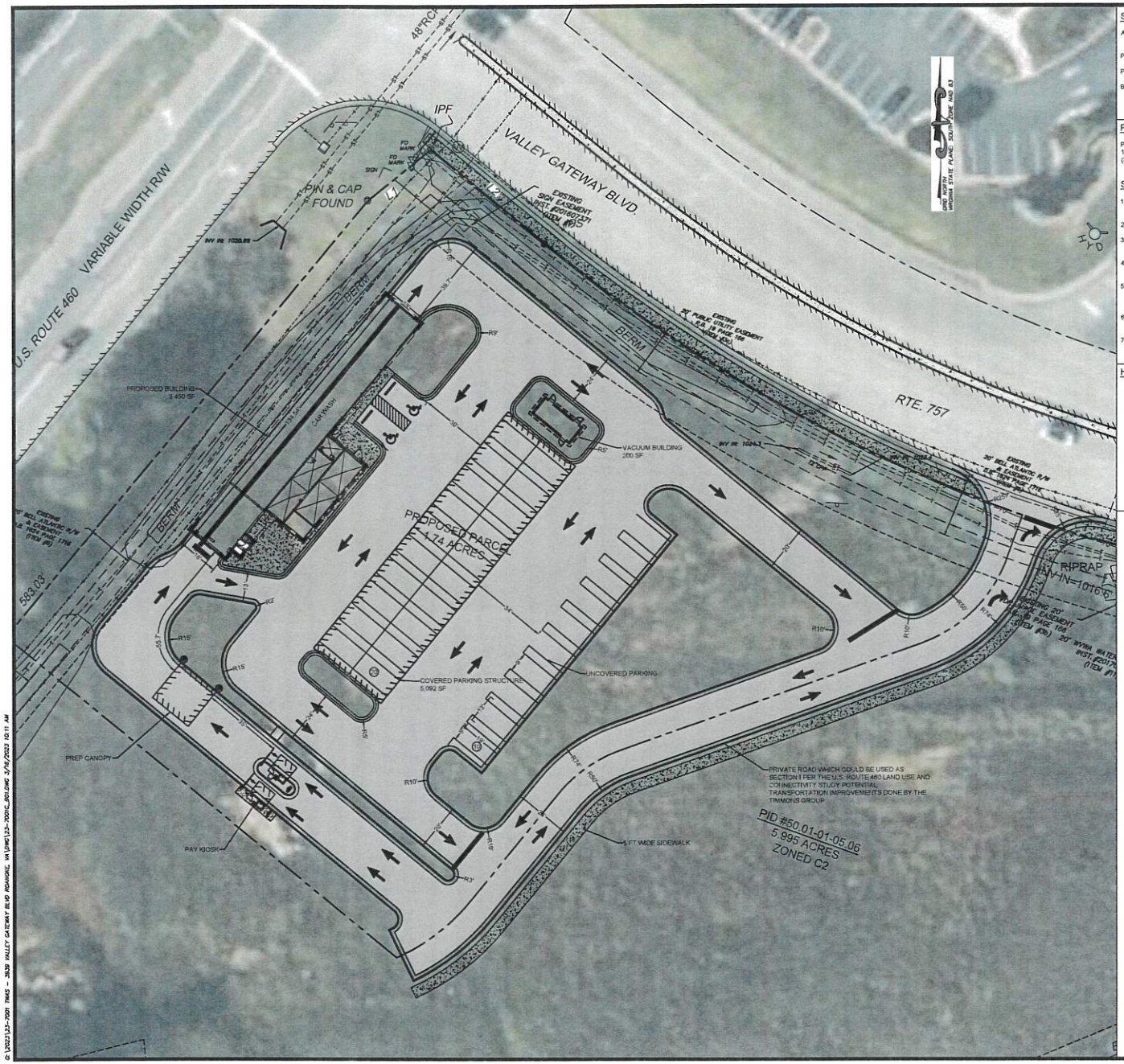
Name of Petition



Petitioner's Signature

3/10/2023

Date



SITE INFORMATION:

ADDRESS: VINTON DISTRICT
ROANOKE COUNTY, VIRGINIA

PROPERTY AREA: ±5.995 ACRES

PROPERTY ZONING: C-2C HIGH INTENSITY COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT: 30'
SIDE: 0'
REAR: 15'

LANDSCAPE BUFFER:
R/W 20'

PARKING NOTE:

PARKING REQUIRED:
1 SPACES PER 1000 GFA
(3450 SF / 1000) = 4 SPACE(S)

PARKING PROVIDED:
30 STANDARD SPACES
2 HANDICAPPED SPACES
32 TOTAL SPACES

SITE LAYOUT AND STAKING NOTES

1. IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC AT 706-565-5985 FOR CLARIFICATION IMMEDIATELY.
2. ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
3. CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
4. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
5. ALL STRIPING AND SIGNS SHALL CONFORM WITH THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPPING
6. ALL HANDICAP PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
7. DIMENSIONS AND CURVE RADII ARE GIVEN TO FACE OF CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS

HATCH LEGEND:

- STANDARD DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 3" HIGH ROLL CURB
- EXISTING CONCRETE
- EXISTING ASPHALT

NO.	REVISION DESCRIPTION	BY	DATE

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
3575 Mason Rd., Suite 15
Columbus, GA 31907
Ph: (706) 565-5985
Fax: (706) 565-5983
columbus@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

SITE PLAN-A

TIDAL WAVE AUTO SPA

VINTON DISTRICT
ROANOKE COUNTY, VIRGINIA
Prepared for:
TWAS PROPERTIES, LLC

PROJECT NO.	23-7001
DRAWN BY:	JDW
DESIGNED BY:	DESIGNED BY
SURVEYED BY:	H&P
SURVEY DATE:	01/23/2023
CHECKED BY:	JDW
SCALE:	1" = 20'
DATE:	02/03/2023

SHEET
1A
OF 2

####



LINE	BEARING	DISTANCE
L1	N13°00'00"E	34.52'
L2	S50°00'00"E	67.81'
L3	N39°17'54"E	41.70'
L4	S50°42'06"E	31.75'
L5	N39°17'54"E	9.72'
L6	S50°42'06"E	9.72'
L7	S39°17'54"W	41.70'
L8	S50°42'06"E	10.85'
L9	N39°17'54"E	10.85'
L10	S39°17'54"W	52.42'
L11	S39°17'54"W	58.78'
L12	S50°42'06"E	68.76'
L13	N39°17'54"E	64.42'
L14	S39°17'54"W	10.85'
L15	S50°42'06"E	10.74'
L16	N39°17'54"E	60.11'

CURVE	ARC LEN	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	42.20'	27.00'	26.97'	38.00'	S84°42'06"E
C2	39.27'	25.00'	25.00'	35.36'	S39°17'54"W
C3	39.27'	25.00'	25.00'	35.36'	S50°42'06"E

SITE INFORMATION:

ADDRESS: VINTON DISTRICT
ROANOKE COUNTY, VIRGINIA

PROPERTY AREA: ±5.995 ACRES

PROPERTY ZONING: C-2C HIGH INTENSITY COMMERCIAL DISTRICT

BUILDING SETBACKS:
FRONT: 30'
SIDE: 0'
REAR: 15'

PARKING NOTE:

PARKING REQUIRED:
1 SPACES PER 1000 GFA
(3450 SF / 1000) = 4 SPACE(S)

PARKING PROVIDED:
30 STANDARD SPACES
2 HANDICAPPED SPACES
32 TOTAL SPACES

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- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 3" HIGH ROLL CURB
- EXISTING CONCRETE
- EXISTING ASPHALT

NO.	REVISION DESCRIPTION	BY	DATE

40' 20' 0' 40'
GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
3575 Macon Rd., Suite 15
Columbus, GA 31907
Ph: (706) 565-5985
Fax: (706) 565-5983
columbus@emc-eng.com
www.emc-eng.com
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

SITE PLAN 40 SCALE

TIDAL WAVE AUTO SPA

VINTON DISTRICT
ROANOKE COUNTY, VIRGINIA
Prepared for:
TWAS PROPERTIES, LLC

PROJECT NO.:	23-7001
DRAWN BY:	JDW
DESIGNED BY:	DESIGNED BY
SURVEYED BY:	H&P
SURVEY DATE:	01/23/2023
CHECKED BY:	JDW
SCALE:	1" = 40'
DATE:	02/03/2023

SHEET
1B
OF 2

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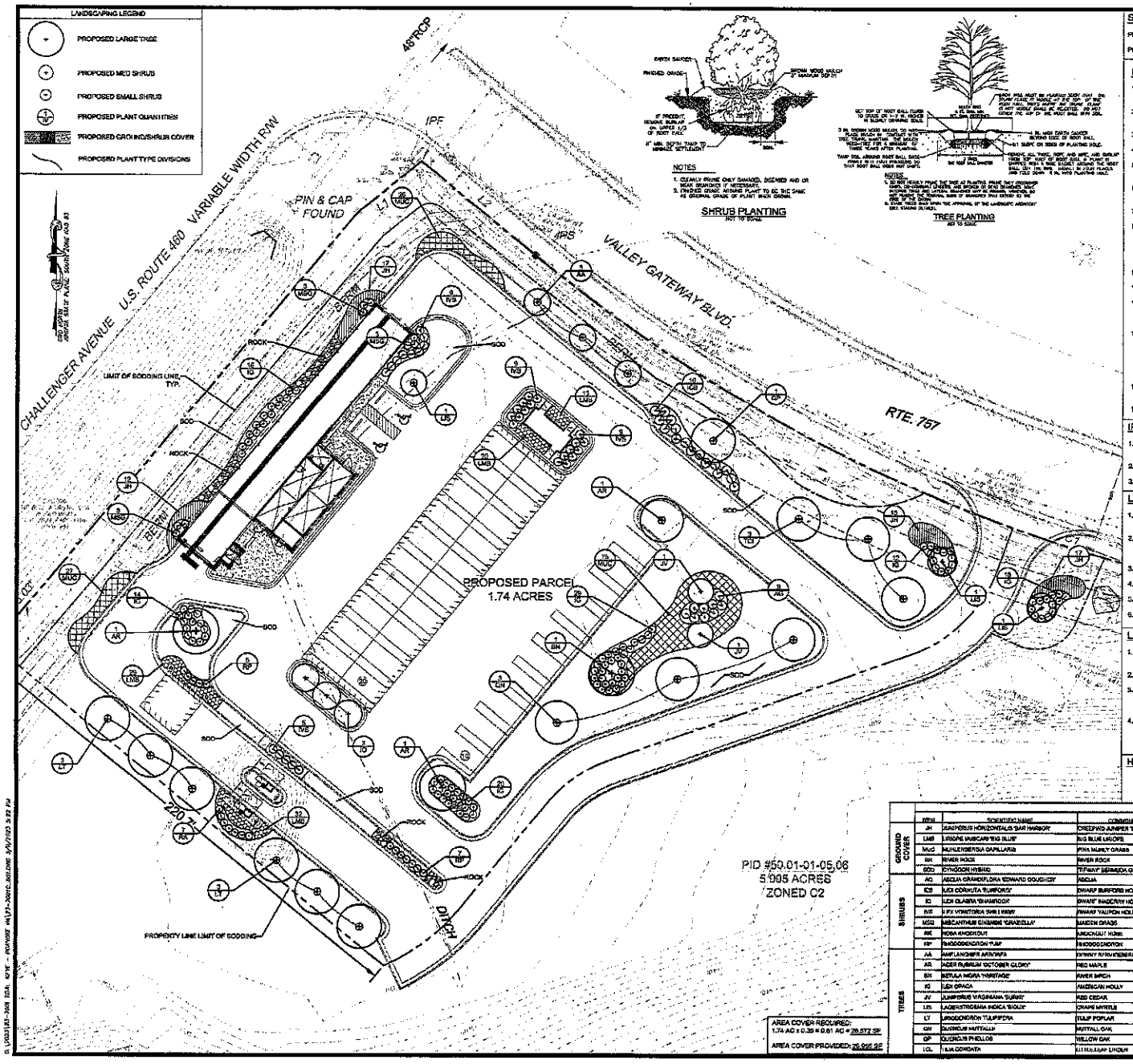
© 2023 23-7001 TWAS – 3539 VALLEY GATEWAY BLVD ROANOKE, VA\DWG\23-7001C_BUILDING 3/16/2023 10:11 AM



SITE INFORMATION:

PROPERTY AREA: ± 1.74 ACRES

PROPERTY ZONING: C-2

LANDSCAPE NOTES:

1. ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE SODDED WITH "TIFWAY" BERMUDA GRASS OR OTHER VARIETY SELECTED BY OWNER.
2. ALL PLANT BEDS SHALL BE UNDERLAIN WITH LANDSCAPING FABRIC AND HAVE 3" OF BROWN WOOD MULCH WITH EDGING AS REQUIRED.
3. ALL RIVER ROCK USED SHALL BE 2"-6" MINIMUM IN SIZE.
4. ALL SOIL USED FOR PLANTING SHALL CONSIST OF REGIONALLY APPROPRIATE SOILS.
5. ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING AS REQUIRED.
6. ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.
7. THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH AFTER CONSTRUCTION HAS COMPLETED.
8. NO LARGE TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE OR STORM DRAIN. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO BEGINNING PLANT INSTALLATION. LANDSCAPE ARCHITECT TO APPROVE ALL REVISIONS TO PLANT LOCATIONS. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY UTILITY LINES DAMAGED DURING PLANTING.
9. SEE DETAILS ON THIS SHEET FOR SHRUB AND TREE INSTALLATION.
10. TOP SOIL SHALL BE ADDED TO WITHIN 1" OF TOP OF CURB / EDGE OF PAVEMENT
11. AN UNDERGROUND IRRIGATION SYSTEM, SHALL BE INSTALLED AND SHALL COMPLY WITH ALL ROANOKE COUNTY CODES AND REGULATIONS AND ALSO COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE RULES FOR ALL ELECTRIC WORKS AND MATERIALS.
12. GUARANTEE
THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND PLANT MATERIAL TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL FOUND TO BE DEFECTIVE WITHIN THE PERIOD OF GUARANTEE AT NO COST TO THE OWNER, EXCEPT REPAIRS OR REPLACEMENT NECESSITATED BY DAMAGE BY OTHERS OR DRIBACK DUE TO INSUFFICIENT IRRIGATION/WATERING SCHEDULE.
13. CONTRACTOR TO INSTALL LANDSCAPING AROUND SIGN IN ACCORDANCE WITH APPROVED SIGNAGE PACKAGE.
14. ALL PLANT MATERIAL MUST MEET A.A.N. SPECIFICATIONS FOR NO. 1 GRADE.

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS AND LAWNS ADJACENT TO PAVED AREAS AND/OR STREETS ARE TO BE FULLY IRRIGATED.
2. IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.
3. A SEPARATE METER AND BACKFLOW PREVENTOR WILL BE REQUIRED (SEE UTILITY PLAN).

LANDSCAPE GRADING NOTES:

1. CONTRACTOR TO GRADE ALL AREAS ON THE LANDSCAPE PLAN, INCLUDING RIGHT-OF-WAY, HATCHED FOR SEEDING & SODDING.
2. TOP SOIL SHALL BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS. PROVIDE EROSION AND SEDIMENTATION CONTROLS AROUND STOCKPILES DURING CONSTRUCTION.
3. TILL SOIL TO A DEPTH OF 4" MINIMUM.
4. REMOVE ALL ROCKS LARGER THAN 1" MEASURED IN LARGEST DIRECTION.
5. GRADE ALL AREAS TO MAINTAIN POSITIVE SLOPE AWAY FROM BUILDING.
6. ALL GRADED AREAS TO RECEIVE SEED OR SOD, TOP SOIL, STRAW AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

LAWN SODDING NOTES:

1. ALL LAWNS FROM FACE OF THE BUILDING AND ON THE SIDE WHERE THERE IS PARKING OR A STREET ARE REQUIRED TO BE FULLY SODDED. ALL OTHER LANDSCAPE AREAS TO RECEIVE SEED.
2. AREAS TO RECEIVE SOD SHALL BE CLEAN OF DEBRIS AND FREE OF WEEDS.
3. STRAW SHALL BE THRESHED STRAW OF HAY, OATS, WHEAT, BARLEY, OR RYE, SPREAD AT A RATE OF 2 1/2 TONS PER ACRE. STRAW, NETTING, AND OTHER ANTI-EROSION MATERIALS TO BE REMOVED AFTER ESTABLISHED LAWN.
4. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER SEEDING. WATER REGULARLY TO KEEP LAWN AREAS MOIST TO MAXIMIZE GERMINATION AND MAINTAIN OPTIMUM GROWTH AND SURVIVAL TO ACHIEVE AN ACCEPTABLE STAND OF ESTABLISHED LAWN PRIOR TO THE STORE POSSESSION DATE, FREE OF ERODED OR RAN AREAS

HATCH LEGEND:

SODDED AREAS

AREA COVER REQUIRED:
1.74 AC x 0.35 = 0.61 AC = 26,572 SF

AREA COVER PROVIDED: 26,995 SF

PLANT SCHEDULE

	KEY	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	SPACING	NOTES	AREA COVERAGE EACH	TOTAL AREA COVERAGE
GROUND COVER	JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	CREEPING JUNIPER 'BAR HARBOR'	61	1 GAL.	3' O.C.	-		
	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILIOPE	94	1 GAL.	2' O.C.	-		
	MUC	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	108	3 GAL.	3' O.C.	-	9	940
	RR	RIVER ROCK	RIVER ROCK	99	SQ.YD.	-	3-6" DIA.		
	SOD	CYNODON HYBRID	TIFWAY BERMUDA GRASS	21172	SQ.YD.	SOD	-		
SHRUBS	AC	ABELIA GRANDIFLORA 'EDWARD GOUCHER'	ABELIA	3	5 GAL.	4' O.C.	-	16	50
	ICS	ILEX CORNUTA 'RUBY DOT'	DWARF BURFORD HOLLY	16	5 GAL.	4' O.C.	-	16	160
	IG	ILEX GLABRA 'SHAMROCK'	DWARF INKBERRY HOLLY	180	3-GAL.	3' O.C.	-	5	515
	IVS	X IVY VIGNITORIA 'SKIP LAUREL'	DWARF YAUPON HOLLY	32	3 GAL.	3.5' O.C.	-	6	165
	MSG	MISCANTHUS SINENSIS 'GRACILLIS'	MAIDEN GRASS	8	3 GAL.	3' O.C.	-	5	45
	RK	ROSA KNOCKOUT	KNOCKOUT ROSE	7	3 GAL.	3' O.C.	DBL. RED FLOWER	5	35
	RP	RHODODENDRON 'PJM'	RHODODENDRON	12	3 GAL.	3' O.C.	-	5	60
TREES	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	5	1 3/4"-2" HT.	AS SHOWN	-	340	710
	AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	3	2-2.5" CAL.	AS SHOWN	-	1250	3750
	BN	BETULA NIGRA 'HERITAGE'	RIVER BIRCH	1	2" CAL.	AS SHOWN	3-5 STEM	1250	1250
	IO	ILEX OPACA	AMERICAN HOLLY	5	1.5" CAL-6-8' HT.	AS SHOWN	-	200	1000
	JV	JUNIPERUS VIRGINIANA 'SUPRE'	RED CEDAR	2	1.5" CAL-6-8' HT.	AS SHOWN	-	500	1000
	LIS	LAGERSTROEMIA INDICA 'SIOUX'	CRAPE MYRTLE	3	1.5" CAL-8-10' HT.	AS SHOWN	2-3 STEM, PINK	250	750
	LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	6	2-2.5" CAL.	AS SHOWN	-	1250	7500
	QN	QUERCUS NUTTALLII	NUTTALL OAK	3	2-2.5" CAL.	AS SHOWN	-	1250	3750
	QP	QUERCUS PHELLOS	WILLOW OAK	1	2-2.5" CAL.	AS SHOWN	-	1250	1250
	UL	ULMUS CRISPA	LITTLELEAF ELM	3	2-2.5" CAL.	AS SHOWN	-	1250	3750

NO.	REVISION DESCRIPTION	BY	DATE

"GEORGIA" REGISTERED LANDSCAPE ARCHITECT No. 571

GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 160
Savannah, GA 31405
Phone: (912) 335-1435
Fax: (912) 335-1533
emcinfo@emc-eng.com
www.emc-eng.com
CIVIL
LANDSCAPE
ENVIRONMENTAL
OFFICE LOCATIONS: ATLANTA, GEORGIA; AUGUSTA, GEORGIA; COLUMBIA, SOUTH CAROLINA; HILTON HEAD, SOUTH CAROLINA; SAVANNAH, GEORGIA; AND WILMINGTON, NORTH CAROLINA

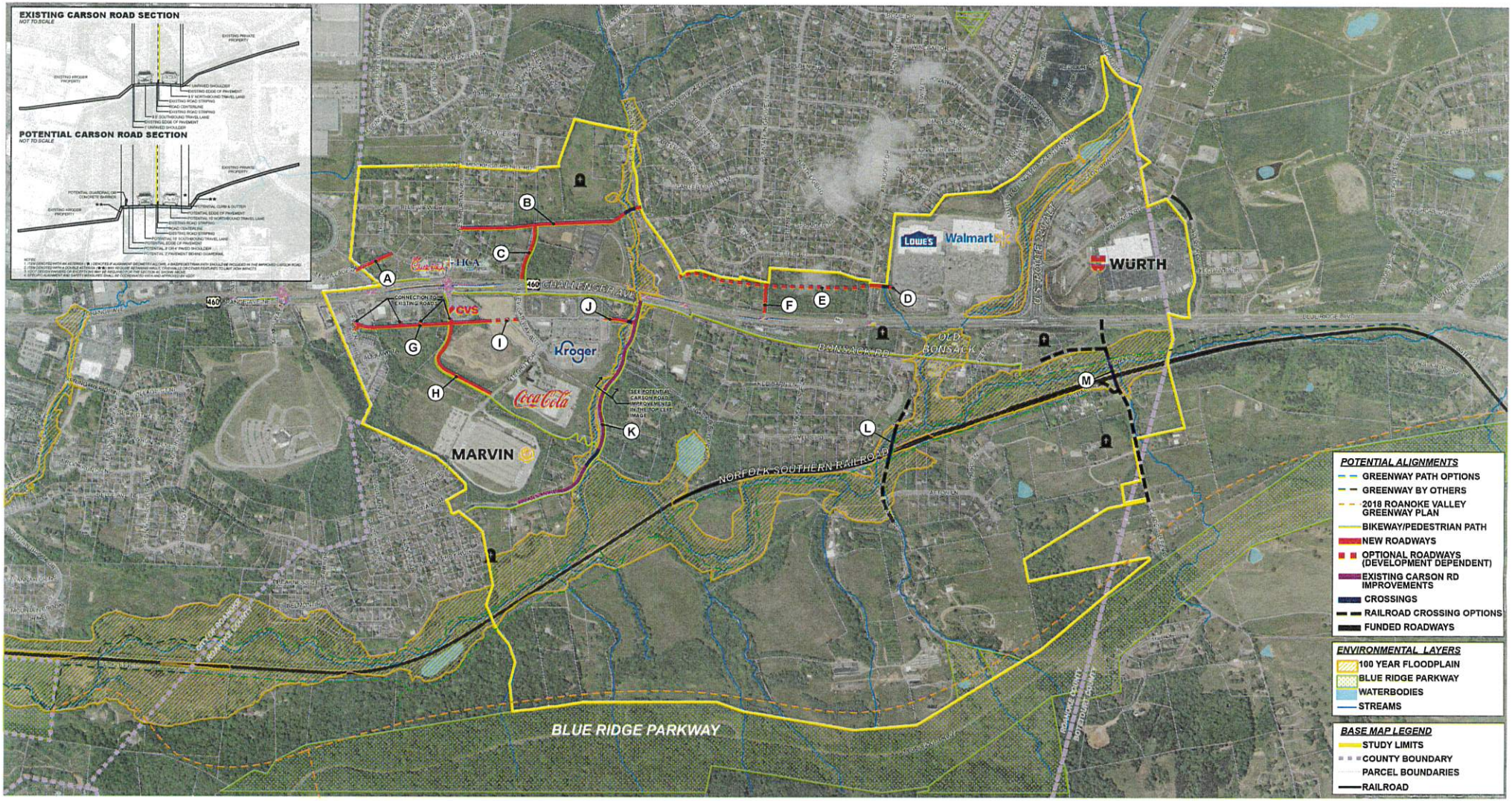
LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
VINTON DISTRICT
ROANOKE COUNTY, VIRGINIA
Prepared for:
TWAS PROPERTIES, LLC

PROJECT NO.:	23-1300
DRAWN BY:	MAG
DESIGNED BY:	DWF
SURVEYED BY:	EMC
SURVEY DATE:	
CHECKED BY:	DWF
SCALE:	20'
DATE:	03/09/2023

SHEET
L1.0
OF

G:\2023\23-1300 TIDAL WAVE - ROANOKE VA\23-1300-LS.DWG 3/9/2023 3:32 PM



ROANOKE COUNTY VA

U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY
POTENTIAL TRANSPORTATION IMPROVEMENTS

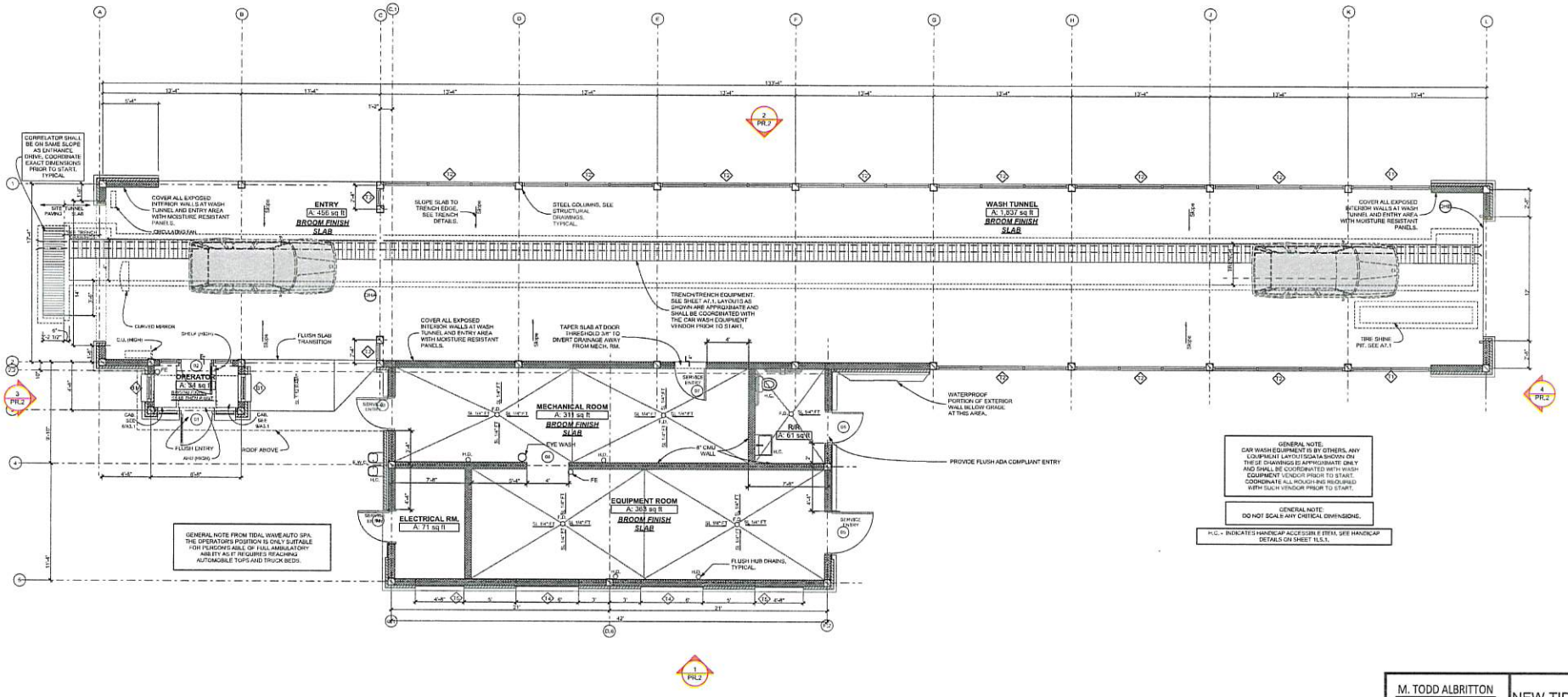
ROANOKE COUNTY, VA - SEPTEMBER 2022

0 250 500 Feet

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.



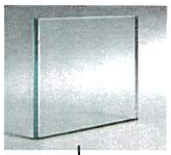
P.O. BOX 311
124 EAST THOMPSON STREET THOMASTON, GA. 30286
706-647-0414
MARTIE@SHJCONSTRUCTIONGROUP.COM



1 PRELIMINARY FLOOR PLAN

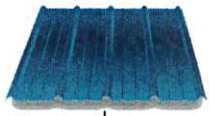
SCALE: 1/4" = 1'-0"

TIDAL WAVE AUTO SPA - EXTERIOR FINISH SCHEDULE:



GLAZING - CLEAR

PROVIDE SPANDREL GLAZING IN GLAZED GABLE TRUSSES LOCATED AT ENCLOSED ATTICS)



PREFINISHED METAL ROOF
COLOR - REGAL BLUE
(PREFIN SOFFIT, FASCIA, FLASHING COLOR-MATCH ROOF COLOR)



SPLITFACE WATERTABLE COURSE
OLD CASTLE - WHITE



STOREFRONT FRAME
COLOR - BRONZE

GABLE LOUVER COLOR TO MATCH SF FRAME COLOR



STUCCO
SW 9102 QUINOA



STONE VENEER
KENTUCKY LEDGESTONE

DO NOT PAINT BOTTOM SIDE OF ANY EXPOSED METAL ROOF PANEL



EXPOSED STRUCTURAL STEEL TRUSSES AND COLUMNS. PAINT - BLACK



HM DOORS/FRAMES
PAINT SW 2735 ROCKWEED



SPLIT FACE BLOCK (BELOW WATERTABLE)
OLD CASTLE - BEIGE

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770 550-3275
mtoddalbrittonarchitect@gmail.com

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THESE DRAWINGS SHALL BE USED ON THE ORIGINAL PROJECT LOCATION ONLY AND SHALL NOT BE REUSED AT OTHER LOCATIONS.

NEW TIDAL WAVE AUTO SPA

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION

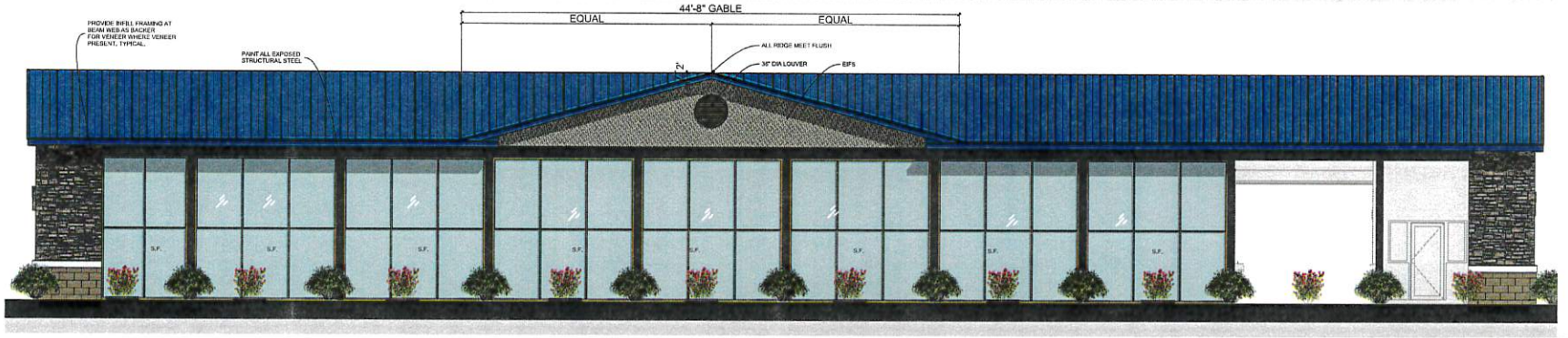
SHEET TITLE
PRELIMINARY

PROJECT DATE: #####
PROJECT NUMBER: ##
DRAWN BY: Name

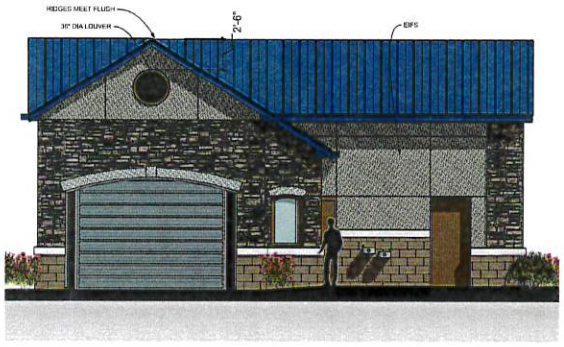
PR.1



1 REAR ELEVATION



2 FRONT ELEVATION



3 SIDE ELEVATION - ENTRY



4 SIDE ELEVATION - EXIT

M. TODD ALBRITTON
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202 EAST MAIN STREET
THOMASTON, GEORGIA
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NEW TIDAL WAVE AUTO SPA

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON GEORGIA
30286

MARK	DATE	DESCRIPTION

SHEET TITLE
PRELIMINARY

PROJECT DATE: #####
PROJECT NUMBER: ##
DRAWN BY: Name

PR.2

Attractive Facilities



Attractive Facilities







Professional Landscaping



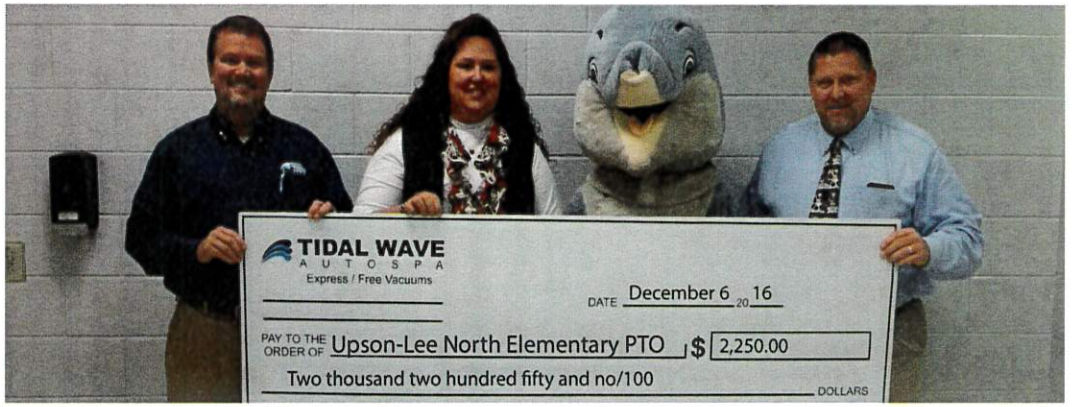

Calhoun County
Beautification
Award
TIDAL WAVE
AUTO SPA

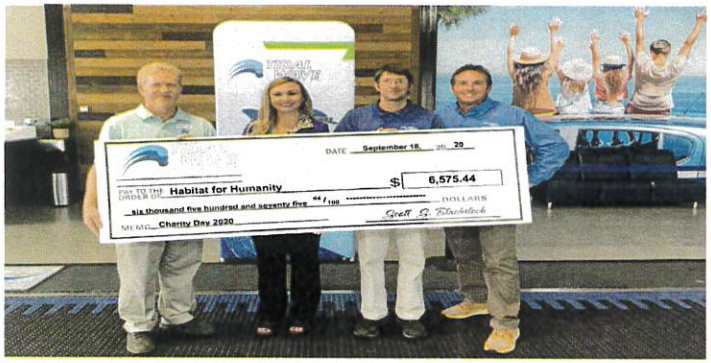
WE'RE INVOLVED!

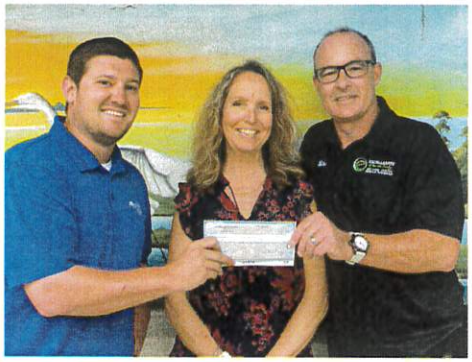
WHAT SETS US APART FROM OTHERS IS OUR COMMITMENT TO THE COMMUNITIES THAT WE SERVE. WE OFFER FUNDRAISING OPPORTUNITIES FOR SCHOOLS, CHURCHES, CIVIC GROUPS, SPORTS TEAMS & MORE.















WE GIVE BACK!

TIDAL WAVE AUTO SPA BELIEVES IN GIVING BACK TO THE CITIES THAT WE CALL HOME. ON THE 3RD FRIDAY OF SEPTEMBER EVERY YEAR, EACH LOCATION DONATES 100% OF ALL SALES MADE THAT DAY TO A CHARITY OR NON-PROFIT GROUP, WITH A SPECIAL EMPHASIS ON THOSE THAT SERVE CHILDREN AND ADULTS WITH SPECIAL NEEDS. OVER THE PAST 11 YEARS, TIDAL WAVE AUTO SPA HAS DONATED OVER $500,000 TO CHARITIES WITH PROCEEDS FROM CHARITY DAY ALONE.

SOME LOCAL RECIPIENTS INCLUDE:
ANNANDALE VILLAGE; BIG BROTHERS/BIG SISTERS; ST. JUDE HOSPITAL; FLORENCE COUNTY DISABILITIES FOUNDATION & AMERICAN RED CROSS

TIDAL WAVE AUTO SPA


THANK YOU!
PLEASE COME
AGAIN!
TIDAL WAVE
AUTO SPA
TIDAL WAVE AUTO SPA

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, JULY 25, 2006

ORDINANCE 072506-8 TO REZONE 17.24 ACRES FROM I1-C, INDUSTRIAL DISTRICT WITH CONDITIONS, TO C2C, GENERAL COMMERCIAL DISTRICT WITH CONDITIONS, FOR THE CONSTRUCTION OF A RETAIL SALES FACILITY LOCATED AT THE 3900 BLOCKOF CHALLENGER AVENUE NEAR THE INTERSECTION OF VALLEY GATEWAY BOULEVARD (TAX MAP NO. 50.01-1-5.5), VINTON MAGISTERIAL DISTRICT UPON THE APPLICATION OF KAHN DEVELOPMENT COMPANY, INC.

WHEREAS, the first reading of this ordinance was held on June 27, 2006, and the second reading and public hearing were held July 25, 2006; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on July 10, 2006; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the zoning classification of a certain tract of real estate containing 17.24 acres, as described herein, and located at the 3900 block of Challenger Avenue near the intersection of Valley Gateway Boulevard (Tax Map Number 50.01-1-5.5) in the Vinton Magisterial District, is hereby changed from the zoning classification of I1-C, Industrial District with conditions, to the zoning classification of C2C, General Commercial District with conditions.

2. That this action is taken upon the application of Kahn Development Company, Inc.

3. That a portion of this property was included in the 1989 rezoning upon a petition by the Industrial Development Authority of a 105 acre parcel from residential to industrial, at which time the following conditions were placed on the property; which conditions are now being **REMOVED**:

a. The property will not include permitted uses for:
   i. Manufacture of pottery and figurines or other similar ceramic products:
   ii. Veterinary hospital and commercial kennels with exterior runs and yards:
   iii. Outside flea markets, unless a special exception has been granted by the Board of Supervisors.
b. That all locational signage (Sec. 21-93(D)) will be aesthetically pleasing and be not more than forty (40) square feet in sign face and no more than eight (8) feet in height. Outdoor advertising signs (billboards) will be prohibited.
c. That all utilities will be underground.
d. That there will be no on-street parking.
e. That there will be sufficient truck loading spaces designed for each building site, as necessary.
f. That the Petitioner will evaluate the drainage situation for the subject tracts and implement a design for drainage facilities to either retain or detain the two (2) year storm (as required by Roanoke County) and the retention or detention for a ten (10) year storm.
g. That primary access to the property will be limited to Route 460.
h. Building placement and parking will be designed to not impede the future widening of one additional lane along Routes 460 and 758.
i. Should out-parcels be subdivided along Route 460 frontage (Parcel A), access will be provided via an internal road network plan utilizing the existing median cut on Route 460.
j. Type E (Option 2) buffer and screening and requirements will be provided between Parcel "A" and single-family residences. All Roanoke County screening and buffering requirements will be implemented as specific development occurs.
k. Existing oak trees on Parcel "A" will be preserved to the extent allowing for feasible development of the subject parcel.
l. All internal thoroughfares will be designed and constructed to VDOT standards for future dedication.
m. Dust mitigation controls will be implemented during site excavation activities.
n. The developer will cooperate with the Roanoke County Utility Department to provide necessary utility easements(s) for a sanitary sewer submain along Route 758 (Carson Road) at a mutually agreed upon location.

4. That the owner of the property has voluntarily proffered in writing the following conditions which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) Before a certificate of occupancy can be issued for any building constructed along the southern border of the property, a row of staggered evergreen trees will be installed along said southern border at or near the top of the slope above the existing storm water detention facility. Trees will be spaced 12' on center and will extend from one end of the building or buildings along that border to the other end. It is estimated that this would result in the planting of no more than 45 trees.

(2) Screening shall be provided for HVAC rooftop units on the building or buildings located along the southern border of the property in order to shield those units from the view of residents situated directly behind the Integrity Windows facility. Screening shall be in the form of covers or parapet walls, and shall be a neutral color.

5. That said real estate is more fully described as follows:

Beginning at a point on Integrity Drive (formerly Woods Farm Road) being the northeastern corner of the hereinafter described parcel as shown on a Plat from Survey and Records showing Dedication of Right of Way and Easements for Integrity Drive from Tract "B", Tract "C" and Tract "D", Valley Gateway Business Park dated September 5, 2003, made by HSMM and recorded in the Roanoke County Circuit Court Clerk's Office in Plat Book 27, page 23 (the "Plat"), then along Integrity Drive 914.14 feet to a point marking the southeastern corner of Tract "C" as shown on the Plat; then N. 67 degrees 24' 04" East 781.46' to a point marking the southwest corner of Tract "C" as shown on the Plat; thence N. 01 degrees 29' 30" West 1077.57' to a point marking the northwestern corner of Tract "C" as shown on the Plat; thence N 83 degrees 52' 32" East 783.75' to the point of beginning, being Tract "C" containing 17.2432 Acres as shown on the Plat.

6. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Altizer to adopt the ordinance with the proffers dated July 25, 2006, and carried by the following recorded vote:

AYES: Supervisors McNamara, Church, Altizer, Flora, Wray

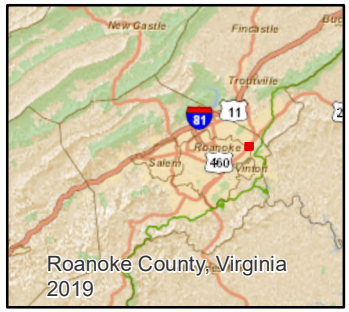
NAYS: None

A COPY TESTE:

Brenda J. Holton

Brenda J. Holton, CMC
Deputy Clerk to the Board of Supervisors

cc: File
Arnold Covey, Director, Community Development
Philip Thompson, Deputy Director, Planning
Janet Scheid, Chief Planner
William Driver, Director, Real Estate Valuation
Paul Mahoney, County Attorney



Aerial Map

Martie Murphy

3939 Valley Gateway Blvd

Size: 5.995 Acres

Magisterial District: Vinton

Current Zoning: C2 / C2C

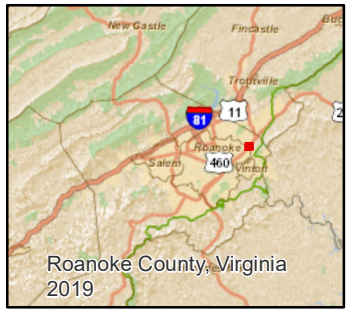
Proposed Zoning: C2S / C2CS

SUP: Car Wash

Subject Site

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

Feet
0 70 140 280
Date: 3/23/2023 1:2,257



Zoning Map

Martie Murphy

3939 Valley Gateway Blvd

Size: 5.995 Acres

Magisterial District: Vinton

Current Zoning: C2 / C2C

Proposed Zoning: C2S / C2CS

SUP: Car Wash

Zoning

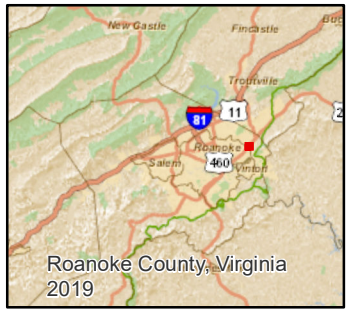
- C1
- C2
- I1
- R1
- R3

Subject Site

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

0 70 140 280 Feet

Date: 3/23/2023 1:2,257



Future Land Use Map

Martie Murphy

3939 Valley Gateway Blvd

Size: 5.995 Acres

Magisterial District: Vinton

Current Zoning: C2 / C2C

Proposed Zoning: C2S / C2CS

SUP: Car Wash

Future Land Use

- Neighborhood Conservation
- Transition
- Core
- Principal Industrial

Subject Site

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

Feet
0 70 140 280
Date: 3/23/2023 1:2,257








CABLE ROUTE
WARNING
CABLE ROUTE
WARNING







SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

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 Amusement

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

Short-term Renal *

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 *

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; Ord. No. 020921-8 , § 1, 2-9-21)

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.

    b. Accessory structures: actual height of principal structure.

(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)

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, JULY 25, 2006

ORDINANCE 072506-8 TO REZONE 17.24 ACRES FROM I1-C, INDUSTRIAL DISTRICT WITH CONDITIONS, TO C2C, GENERAL COMMERCIAL DISTRICT WITH CONDITIONS, FOR THE CONSTRUCTION OF A RETAIL SALES FACILITY LOCATED AT THE 3900 BLOCKOF CHALLENGER AVENUE NEAR THE INTERSECTION OF VALLEY GATEWAY BOULEVARD (TAX MAP NO. 50.01-1-5.5), VINTON MAGISTERIAL DISTRICT UPON THE APPLICATION OF KAHN DEVELOPMENT COMPANY, INC.

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   i. Manufacture of pottery and figurines or other similar ceramic products:
   ii. Veterinary hospital and commercial kennels with exterior runs and yards:
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d. That there will be no on-street parking.
e. That there will be sufficient truck loading spaces designed for each building site, as necessary.
f. That the Petitioner will evaluate the drainage situation for the subject tracts and implement a design for drainage facilities to either retain or detain the two (2) year storm (as required by Roanoke County) and the retention or detention for a ten (10) year storm.
g. That primary access to the property will be limited to Route 460.
h. Building placement and parking will be designed to not impede the future widening of one additional lane along Routes 460 and 758.
i. Should out-parcels be subdivided along Route 460 frontage (Parcel A), access will be provided via an internal road network plan utilizing the existing median cut on Route 460.
j. Type E (Option 2) buffer and screening and requirements will be provided between Parcel "A" and single-family residences. All Roanoke County screening and buffering requirements will be implemented as specific development occurs.

k. Existing oak trees on Parcel "A" will be preserved to the extent allowing for feasible development of the subject parcel.
l. All internal thoroughfares will be designed and constructed to VDOT standards for future dedication.
m. Dust mitigation controls will be implemented during site excavation activities.
n. The developer will cooperate with the Roanoke County Utility Department to provide necessary utility easements(s) for a sanitary sewer submain along Route 758 (Carson Road) at a mutually agreed upon location.

4. That the owner of the property has voluntarily proffered in writing the following conditions which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) Before a certificate of occupancy can be issued for any building constructed along the southern border of the property, a row of staggered evergreen trees will be installed along said southern border at or near the top of the slope above the existing storm water detention facility. Trees will be spaced 12' on center and will extend from one end of the building or buildings along that border to the other end. It is estimated that this would result in the planting of no more than 45 trees.

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Beginning at a point on Integrity Drive (formerly Woods Farm Road) being the northeastern corner of the hereinafter described parcel as shown on a Plat from Survey and Records showing Dedication of Right of Way and Easements for Integrity Drive from Tract "B", Tract "C" and Tract "D", Valley Gateway Business Park dated September 5, 2003, made by HSMM and recorded in the Roanoke County Circuit Court Clerk's Office in Plat Book 27, page 23 (the "Plat"), then along Integrity Drive 914.14 feet to a point marking the southeastern corner of Tract "C" as shown on the Plat; then N. 67 degrees 24' 04" East 781.46' to a point marking the southwest corner of Tract "C" as shown on the Plat; thence N. 01 degrees 29' 30" West 1077.57' to a point marking the northwestern corner of Tract "C" as shown on the Plat; thence N 83 degrees 52' 32" East 783.75' to the point of beginning, being Tract "C" containing 17.2432 Acres as shown on the Plat.

6. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Altizer to adopt the ordinance with the proffers dated July 25, 2006, and carried by the following recorded vote:

AYES: Supervisors McNamara, Church, Altizer, Flora, Wray

NAYS: None

A COPY TESTE:

Brenda J. Holton

Brenda J. Holton, CMC
Deputy Clerk to the Board of Supervisors

cc: File
Arnold Covey, Director, Community Development
Philip Thompson, Deputy Director, Planning
Janet Scheid, Chief Planner
William Driver, Director, Real Estate Valuation
Paul Mahoney, County Attorney

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.

Principal Industrial: A future land use area where a variety of industry types are encouraged to locate. Principal Industrial areas are existing and planned regional employment centers and are distributed throughout the county, convenient to major residential areas and suitable highway access. Due to limited availability, areas designated as Principal Industrial are not appropriate for tax-exempt facilities.

Land Use Types:

Agricultural - Industries which involve the manufacturing, storage, marketing and wholesaling of agricultural products. These industries may also be located outside of the Principal Industrial areas, within the rural designations, where agricultural skills may be found.

Small Industries and Custom Manufacturing - These industries typically serve a local market and may involve the on-site production of goods by hand manufacturing.

Mining and Extraction - These facilities locate according to the availability of natural resources.

Industrial - Conventional freestanding industrial uses, warehouses, wholesalers, storage yards.

Industrial Parks - Large tracts of land that are subdivided, developed and designed according to a unified plan. These parks are employment centers and may include mixed land uses including supporting retail services. These types of industries are encouraged to develop in Principal Industrial areas. Planned industrial parks should incorporate greenways, bike and pedestrian paths into their designs and link these features to surrounding neighborhoods where appropriate.

Land Use Determinants:

EXISTING LAND USE PATTERN - Locations where industry has historically developed.

EXISTING ZONING - Locations zoned industrial.

ECONOMIC OPPORTUNITY AREAS - Locations identified by Roanoke County as an economic opportunity area.

EMPLOYMENT CENTERS - Locations where labor-intensive industries exist.

TOPOGRAPHY - Locations that can be developed in an environmentally sensitive manner and that are outside of the designated floodplain.

RESOURCE PROTECTION - Locations that can be developed in such a way as not to threaten valuable natural resources.

WATER AND SEWER SERVICE AND SUPPLY - Locations where water and sewer service exist or can be provided in the near future.

ACCESS - Locations served by an adequate public street system that does not direct traffic through existing residential neighborhoods.

TRANSPORTATION CENTERS - Locations within close proximity to rail, airport and major street systems.

URBAN SECTOR - Locations served by, or in close proximity to urban services.

STAFF REPORT

Petitioner:	Hugo Jimenez
Request:	Rezone approximately 1.24 acres of land from C-1, Low Intensity Commercial District to I-1, Low Intensity Industrial District, and to obtain a special use permit to operate a construction yard
Location:	5681 Starkey Road
Tax Parcel:	#087.18-01-40.00-0000
Magisterial District:	Cave Spring
Proposed Proffered Condition:	1. "The Property owner hereby proffers that the property shall only be developed and used for the following purposes: General Office, Medical Office, Business or Trade Schools, Communication Services, Garden Center, Personal Improvement Services, and Veterinary Hospital/Clinic."
Suggested SUP Conditions:	1. The site shall be developed in substantial conformance with the concept plan titled "Conceptual Landscape Plan" prepared by Fiddlehead Landscape & Garden Design, dated March 20, 2023.

EXECUTIVE SUMMARY:

Hugo Jimenez is requesting to rezone approximately 1.24 acres of land from C-1, Low Intensity Commercial District to I-1, Low Intensity Industrial District, and to obtain a special use permit to operate a construction yard located at 5681 Starkey Road, Cave Spring Magisterial District.

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designation of this parcel as Core. Core is a future land use area where high intensity urban development is encouraged. Core areas may be appropriate for larger-scale highway-oriented retail uses and regionally-based shopping facilities. Appropriate land use types include general retail shops and personal services, office and institutional uses, and limited industrial uses. The proposed rezoning and special use permit are in general conformance with the Core future land use designation.

1. APPLICABLE REGULATIONS

The Roanoke County Zoning Ordinance defines Construction Yards as "establishments housing facilities of business primarily engaged in construction activities, including outside storage of materials and equipment. Typical uses are building contractor yards." Section 30-86-2. of the Roanoke County Zoning Ordinance contains the following use and design standards for Construction Yards:

(A) General standards:

1. In the I-2 district, all materials stored on the premises overnight shall be placed in a storage yard. The storage yard shall be fully screened from surrounding views in accordance with Section 30-92, and shall be set back at least one hundred (100) feet from any adjoining residential district.

(B) In the AV district, the following standards shall apply:

1. The maintenance and repair of all vehicles and equipment shall be conducted within an enclosed building.

2. In considering a special use permit request for a construction yard, in addition to the above standards and the general standards contained in Section 30-19 of this ordinance, the board may consider and set standards for the following:

    a. The provisions for screening of any vehicles, equipment, materials and storage yard, and screening and buffering, in accordance with Section 30-91, of the entire construction yard.

    b. The maximum height of any structure and any additional setback requirements necessary to compensate for any increased height.

    c. Specific measures to control dust on the site.

    d. Specific levels of noise permitted on the site, as measured at adjacent property lines.

    e. Limit the hours of operation.

If this land use application (rezoning and special use permit) is approved, comprehensive building and site plan review and approval is required prior to construction.

2. ANALYSIS OF EXISTING CONDITIONS

Background – There have been numerous land use actions on this property over the years. On March 1, 1989, there was an action taken to rezone the tract of land from R-1 to B-1 zoning classification for the purpose of office use. This rezoning included several conditions that were attached to the property (see attached Ordinance 389-6 for additional information.) On August 28, 2001, there was a change of zoning classification from C-1 Office District with conditions to C-1, Office District with conditions. This change was initiated by the application of RA-DE DIV., LTD., T/A Perfect Touch (see attached Ordinance 082801-13 for additional information.) On October 28, 2008, the existing proffered conditions were modified on the tract of land. This modification was requested by Starkey Medical and included the addition of seven proffered conditions (see attached Ordinance 102808-10 for additional information.) On February 25, 2020, there was an action taken to remove the proffered conditions on the parcel of land. The property owner requested the removal of these conditions so that the property could be redeveloped for all permitted uses in the C-1 zoned district (see attached Ordinance 022520-6 for additional information.) The property is currently not being used; however, the previous use was a language club.

Topography/Vegetation – Despite its gentle slope along Starkey Road, the site is relatively flat. The southern boundary is adjacent to a small creek, with most of the site being designated as a floodway and floodplain. There is a high risk of flooding during both 100-year and 500-year flood events. Along the western property line, there is a thick, lush vegetation of trees and shrubs. In addition, there are mixed trees and shrubs surrounding the main building and parking area.

Surrounding Neighborhood – To the north, northwest and west are vacant properties owned by Friendship Apartment Village Corporation and zoned C-2CS (High Intensity Commercial District with Conditions and Special Use Permit). Adjacent to these parcels to the north is Friendship Health & Rehab South which is a nursing home and life care facility. To the south is an existing single family residence zoned C-1C (Low

Intensity Commercial with Conditions). Immediately located across Starkey Road are single-family residential properties, both zoned R-3 (Medium Density Multi-Family Residential).

Adjoining Properties – Approximately 64 letters were mailed out to adjoining property owners. The letters contained the application information, hearing dates, and aerial map along with direct contact information for staff and instructions on how to submit comments. Comments received to date are attached to this staff report.

3. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture – The property being considered currently has two existing buildings- a main building approximately 2,047 square feet in size, and a detached garage approximately 1,725 square feet in size located at the rear of the property. Currently, the site has six parking spaces.

The proposed concept plan shows the addition of a 50-foot long evergreen tree buffer along a portion of its Starkey Road frontage. Additionally, the concept plan includes the use of crushed gravel paving towards the rear of the site, supplemented by a 10-foot wide crushed gravel access drive tie-in that connects with the existing gravel access towards the northeast section of the property.

Furthermore, the concept plan clearly identifies the location of commercial vehicle parking on the site, ensuring compliance with relevant zoning ordinances. Per the concept plan, the existing free-standing sign shall remain in use with a new 7-foot x 4-foot sign panel. It is worth noting that there are no plans for additional lighting on the property. Notably, the proposed concept plan does not entail any alterations to established structures or any new construction, therefore ensuring the conservation of the current site conditions while implementing the proposed enhancements.

Access/Traffic Circulation – The subject site is located off Starkey Road. There are two existing access drives for the property, both of which are off Starkey Road. The main entrance is a paved asphalt road that runs through the middle of the site. A secondary entrance is a crushed gravel access, which is located in the northeast corner of the property.

Screening & Buffering – A type B buffer would be required wherever I-1, Low Intensity Industrial District adjoins a C-1, Low Density Commercial District (southern property line). A type B buffer can consist of either of the following options:

Option 1: A 30-foot buffer. For every 100 feet consisting of one row of large evergreen trees (5), one row of large evergreen shrubs (16-18), and one row of large deciduous shrubs (22-24)

Option 2: A 20-foot buffer. For every 100 feet consisting of one row of large deciduous trees (3), one row of large evergreen shrubs (16-18), one row of large deciduous shrubs (22-24), and six-foot screening.

Agencies Comments: The following agencies provided comments on this application:

Office of Building Safety – All construction will need to meet the requirements of the Virginia Uniform Statewide Building Code. Any Building Code changes of use will need to meet all requirements as well.

Fire and Rescue – Fire and Rescue does not object to the project and it will not increase the services we provide. If any of the structures are considered a building code change of use, fire flow, and access requirements may apply.

General Services – I have reviewed this request and do not see any issues, nor do I have comments, for General Services.

Roanoke County Stormwater – Please be aware that in accordance with Section 30-74 FLOODPLAIN OVERLAY DISTRICT, of the Roanoke County Zoning Ordinance:

1. Any change to the referenced property within the flood boundary will require a floodplain permit.

2. All trucks and trailers must be operative to remove prior to flooding. Flash flooding is more of a concern in this watershed verses the Roanoke River.

3. Stockpiling of materials in the Floodway is prohibited.

VDOT – "We have reviewed the above-mentioned rezoning and special use request and have the following comments:"

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. Trip generation calculations will be required for this development with the first plan submittal, as well as right and left turn lane warrant calculations.

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.

Roanoke County Transportation- Transportation comments on this case are as follows:

Starkey Road in this location is included in the RVARC Regional Pedestrian Vision Plan. This portion is included in the high priority recommendation for sidewalk along Starkey Road from Hunting Hills Drive to Merriman Road. Please see the attached excerpts for more information.

A roundabout is under construction at the intersection of Starkey Road and Buck Mountain Road. Sidewalks are included with this project along the frontage of 5701 Starkey Road. While we would appreciate construction of sidewalk along the frontage of the subject parcel, we understand that it would require a bridge over the Back Creek tributary which makes it likely infeasible.

4. CONFORMANCE WITH ROANOKE COUNTY COMPREHENSIVE PLAN

The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designation of this parcel as Core. Core is a future land use area where high intensity urban development is encouraged. Core areas may be appropriate for larger-scale highway-oriented retail uses and regionally-based shopping facilities. Appropriate land use types include general retail shops and personal services, office and institutional uses, and limited industrial uses. The proposed rezoning and special use permit are in general conformance with the Core future land use designation.

5. STAFF CONCLUSIONS

Hugo Jimenez is requesting to rezone approximately 1.24 acres of land from C-1, Low Intensity Commercial District to I-1, Low Intensity Industrial District, and to obtain a special use permit to operate a construction yard located at 5681 Starkey Road, Cave Spring Magisterial District. The 2005 Roanoke County Comprehensive Plan indicates the Future Land Use Designation of this parcel as Core. The proposed rezoning and special use permit are in general conformance with the Core future land use designation.

The applicant, Hugo Jimenez, has submitted the following proffered condition (signed by the property owner):

1. The Property owner hereby proffers that the property shall only be developed and used for the following purposes: General Office, Medical Office, Business or Trade Schools, Communication Services, Garden Center, Personal Improvement Services, and Veterinary Hospital/Clinic.

If the Planning Commission recommends approval of the proposed project, staff has suggested the following condition for the special use permit:

1. The site shall be developed in substantial conformance with the concept plan titled "Conceptual Landscape Plan" prepared by Fiddlehead Landscape & Garden Design, dated March 20, 2023.

CASE NUMBER: 7-5/2023
PREPARED BY: Lionel Cruz-Cruz
HEARING DATES: PC: 5/2/23 BOS: 05/23/23
ATTACHMENTS: Application Materials
Maps (Aerial, Floodplain, Zoning, FLU)
C-1 Zoning District Standards
I-1 Zoning District Standards
Floodplain Overlay District Standards
Ordinance 389-6
Ordinance 082801-13
Ordinance 102808-10
Ordinance 022520-6
Core Future Land Designation
Transportation Comments
Public Comments

County of Roanoke
Community Development
Planning & Zoning

5204 Bernard Drive
P O Box 29800
Roanoke, VA 24018
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 3/9/23	Received by: P. James
Application fee: 1,102.50	PC/BZA date: 5/2/23
Placards issued:	BOS date: 5/23/23
Case Number 7-5/2023	

ALL APPLICANTS

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

Applicants name/address w/zip
Hugo M Jimenez
8897 Roanoke Rd
Elliston VA 24087

Phone:
Cell #: 540 314-6443
Email: majihu78@hotmail.com
Contact for Legal Ads Hugo Jimenez

Owner's name/address w/zip
Meinhaurt Michele
218 W Main Street
Salem Va 24153

Phone #:
Cell #: 540 314-6443
Email: majihu78@hotmail.com

Property Location
5681 Starkey Rd
Roanoke VA 24018

Magisterial District: Cave Spring
Community Planning area: Cave Spring
Tax Map No.: 087.18.01.40-00-0000
Existing Zoning: C-1
Size of parcel(s): Acres: 1.24 ACRES
Existing Land Use: LANGUAGE CLUB

***REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS* (R/S/W/CP)**

Proposed Zoning: Construction yard I-1 W/SUP
Proposed Land Use:

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district? I-1 WITH SPECIAL USE PERMIT CONSTRUCTION YARD
Yes X No **IF NO, A VARIANCE IS REQUIRED FIRST (Rezoning).**
Does the parcel meet the minimum criteria for the requested Use Type in Article IV (Special Use Permit)? Yes X No

IF NO, A VARIANCE IS REQUIRED FIRST
If rezoning request, are conditions being proffered with this request? Yes X 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 _____

RECEIVED MAR 10 2023 Community Development

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP	V/AA	
☐	☐	Consultation
☐	☐	Application
☐	☐	Justification

R/S/W/CP	V/AA	
☐	☐	8 1/2" x 11" concept plan
☐	■	Metes and bounds description
☐	■	Water and sewer application

R/S/W/CP	V/AA	
☐	☐	Application fee
☐	■	Proffers, if applicable
☐	☐	Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent f the owner.

Michele Meinhaurt Owner's Signature

Application Requirements

Consultation with the County Planning staff to review the feasibility of the proposal and to obtain recommended procedures and technical assistance. Applicant is encouraged to contact adjoining property owners to inform them of the proposal.

Application must be legible and signed by property owner, contract purchaser, or owner's agent.

Justification stating in general terms the change in use of the property, the effect of the changes on the surrounding area, the reasons for the request, the consistency of the request with the Community Plan, and the consistency of the request with the general purposes of the Zoning Ordinance and the purpose stated at the beginning of the applicable district regulations.

Concept Plan of the proposed project and the ***concept plan checklist*** must be submitted with the applications. Plan must be 8.5" x 11".

Metes and bounds description must accompany rezoning application.

Water and sewer application and planimetric maps must accompany rezoning and special use permit application, if applicable.

List of adjoining property owners including owner's names, addresses (mailing address including zip code) and tax map numbers of all adjoining properties and those directly across any public right-of-way must accompany application, including those in adjacent jurisdictions. Refer to tax records in the County Assessor's office.

Application fees must accompany application and are as follows:

Rezoning – Agri/Single/Two	$415	+ $20/acre or portion thereof
Rezoning – Multi-family	$860	+ $25/acre or portion thereof
Rezoning – Industrial	$840	+ $30/acre or portion thereof
Rezoning – Commercial	$945	+ $32/acre or portion thereof
Land Use Plan Amendment	$710	
Special Use B Landfill	$1,875	
Special Use B Other	$150	
Variance	$190	
Waiver	$190	
Administrative Appeal	$275	
Technology Fee	$51	5% fee on all permit issuing fees

1020 + 51 = $1071

In addition, the applicant must pay ***legal advertisement fees***. Staff will prepare ad for the applicant and deliver ad to The Roanoke Times. The applicant will be billed by The Roanoke Times for the ad. Please include email and phone number

Public Hearing Notices must be posted at clearly visible locations along the street frontage or property lines of the subject property. Notices will be issued by Planning & Zoning following receipt of the completed application.

For further information or assistance, please contact:

Department of Planning
5204 Bernard Drive, SW P O Box 29800
Roanoke, VA 24018-0798
Phone (540) 772-2068 - Fax (540)776-7155
E-Mail: planning@roanokecountyva.gov

5250
1050
1,102.50

All required items must be submitted before the application deadline.

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant Hugo Martinez Jimenez

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests 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. Use additional space if necessary.

Please explain how the request furthers 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.

Land is surranded by C-1C to the South, C-2 Vacant to the North, R-3 Properties to the east.

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan. I this Designated as future Land Future land use area where high intensity Urban devolopment is encouraged. land Uses within core areas may Parallet the central business districts of Roanoke, Salem, Vinton, Core areas may also be appropriate for larger scale high way-orented, retail Uses and regionally-based Shopping facilities

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 land will Be USED Similary to now with the exception of Lanscape equipmet Bing on Site when not in Use By the landscaper water senor, Roads schools, Parks etc. Shorid not be inpled

No changes to existhy Structures

Low Valume trafic maily employes

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.

Hugo M. Jimenez
Signature of applicant

03-09-23
Date

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

Hugo
Name of Petition

Hugo M. Jimenez
Petitioner's Signature

03-09-23
Date

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

ADJACENT PROPERTY
0 Friendship Apartment Village C2-CS

NEW CRUSHED GRAVEL ACCESS DRIVE TIE-IN (±10' wide)

CLEAR BRUSH AT BACK RIGHT PROPERTY CORNER FOR VEHICLE PARKING (screened)

NEW CRUSHED GRAVEL PAVING FOR VEHICLE PARKING/ACCESS

Approximate Property Line (per Roanoke County G.I.S. online tax mapping information)

ADJACENT PROPERTY
5665 Starkey Road, Roanoke, Virginia
Friendship Apartment Village C2-CS

Existing Evergreen Plants at Property Line

Existing Gravel Access Drive

Existing Utility Pole

Leaf Box
Leaf Box
Trailer
Trailer
Trailer
Trailer
Trailer
Trailer
Trailer
Trailer
Trailer
Trailer

Pick-up/ Trailer
Pick-up/ Trailer

LAWN

Existing Tree

NEW EVERGREEN TREE BUFFER (2' Leyland Cypress at ±6' O.C. re-shape planting bed as needed)

Existing Evergreen Foundation Shrubs (to remain in place)

NEW SIGN PANEL INSERT (±7'x4' size) WITH ±6' LOW EVERGREEN SHRUBS FOR SEASONAL COLOR

Existing Sign (±7'-6"w. x ±5'-6" ht., double-sided with 1 uplight at each side)

Existing Uplights (2 in planting bed to light front entry door)

OFFICE
5681 Starkey Road
Roanoke, Virginia
C-1 to I-1
Zoning Change

Accessibility Ramp
Door
PORCH
Door
Door
Conc. Walk

LAWN

STARKEY ROAD

Existing Asphalt Access Drive

Existing Concrete Pad

GARAGE
(±50'x30" size)
Indoor Storage:
Small Tools
Mulch Blower
Air Compressor
Icemelt

Roll-up Door
Roll-up Door
Door
Door

Excavator/2 Skidsteers

Existing Asphalt Access

Pick-up Trucks

Pick-up Trucks

Dumptruck
Dumptruck
Dumptruck

±5'
Allow a ±5' wide gap for vehicle clearance & visibility

±50' NEW EVERGREEN TREE BUFFER

NEW EVERGREEN TREE BUFFER (8 Leyland Cypress at ±6' O.C. in new planting bed)

Existing Trees

Existing Mailbox

Existing Asphalt Parking Area (with 6 concrete wheel stops)

RE-USE EXISTING PARKING AREA FOR 6 EMPLOYEE PARKING SPACES

LAWN

LAWN

NEW CRUSHED GRAVEL PAVING FOR VEHICLE PARKING/ACCESS

CLEAR BRUSH AT BACK OF PROPERTY CORNER FOR VEHICLE PARKING (screened)

LAWN

CREEK

ADJACENT PROPERTY
5695 Starkey Road, Roanoke, Virginia
Uyen Nguyen, CI-C

ADJACENT PROPERTY
5669 Starkey Road, Roanoke, Virginia
Friendship Apartment Village C2-CS

PROPOSED CONCEPTUAL PLAN: Intended Site Use (prepared 03/20/2023)

SCALE: 1" = 25'-0"
0 12.5' 25' 50'

REVISIONS	BY
date	mbh
date	mbh
date	mbh
date	mbh

Intended Site Use Plan
Property at 5681 Starkey Road
Roanoke, Virginia 24018

CONCEPTUAL LANDSCAPE PLAN
Conceptual Site Use Plan

FIDDLEHEAD
Landscape & Garden Design
M.B. Houlgtinson, CLA
Landscape Designer/Landscape Architect
www.fiddleheadlandscapes.com
E-mail fiddlehead@aol.net
Telephone 540 . 529 . 1359

DATE:	03/20/23
SCALE:	As Noted
DESIGNED BY:	mbh
DRAWN BY:	mbh
PROJECT #:	23014
TITLE:	Proposed Sketches
SHEET NO:	L.1
1 OF 1 SHEETS	

PROFFER STATEMENT

Applicant: Hugo Jimenez

Property Owner: Michele Meinhart

Magisterial District: Cave Spring

Tax Map Parcel: 087.18-01-40.00-0000

Property Address: 5681 Starkey Road, Roanoke, VA 24018

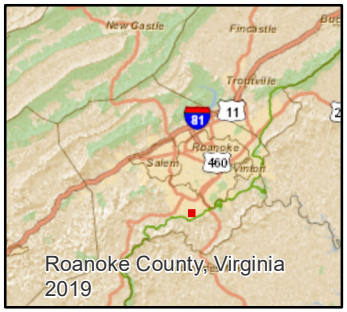
Acreage: Approximately 1.24 acres

"Pursuant to Section 15.2-2298 of the Code of Virginia, as amended, and Section 30-15 of the Roanoke County Zoning Ordinance, and subject to the Board of Supervisors' approval of Hugo Jimenez's request to rezone approximately 1.24 acres of land from C-1 Low Intensity Commercial District to I-1 Low Intensity Industrial District hereby offers the following proffered condition:

1. "The property owner hereby proffers that the property shall only be developed and used for the following purposes: General Office, Medical Office, Business or Trade Schools, Communication Services, Garden Center, Personal Improvement Services, and Veterinary Hospital/Clinic."

Michele Meinhart Owner's Signature 4/19/2023

Michele Meinhart Printed Name



Aerial Map

Hugo Jimenez

5681 Starky Rd
087.18-01-40.00-0000

Lot Size: 1.24
Existing Zoning: C1
Proposed Zoning: I-1

Proposed SUP for
Construction Yard

Magisterial District:
Cave Spring

Subject Site

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

Feet
0 35 70 140
Date: 3/22/2023 1:1,128

5669
5665
5681
5680
5695
5701
5696
STARKEY RD
904
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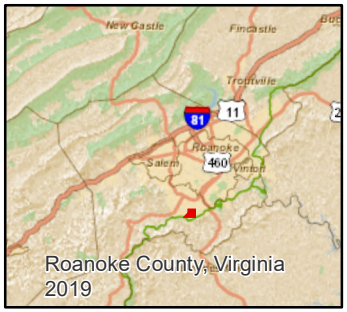
S
Roanoke County, Va 2022, Roanoke County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Flood Plain Map

500 year Floodplain

Flood Plain

Floodway

Not in Flood Plain

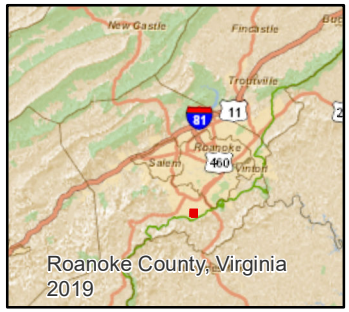
Subject Site

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

0 70 140 280 Feet

Date: 4/20/2023 1:2,257

Roanoke County, Va 2022, Roanoke County, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



FLU Map

Hugo Jimenez

5681 Starky Rd
087.18-01-40.00-0000

Lot Size: 1.24
Existing Zoning: C1
Proposed Zoning: I-1

Proposed SUP for
Construction Yard

Magisterial District:
Cave Spring

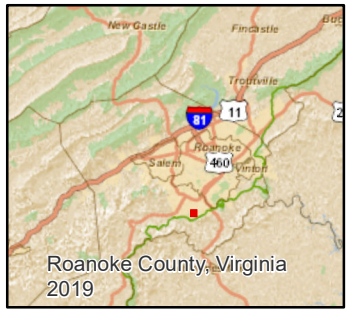
Future Land Use

- Neighborhood Conservation
- Transition
- Core

Subject Site

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

Feet
0 70 140 280
Date: 3/22/2023 1:2,257



Zoning Map

Hugo Jimenez

5681 Starky Rd
087.18-01-40.00-0000

Lot Size: 1.24
Existing Zoning: C1
Proposed Zoning: I-1

Proposed SUP for
Construction Yard

Magisterial District:
Cave Spring

Zoning

- C1
- C2
- R1
- R3

Subject Site

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

Feet
0 35 70 140
Date: 3/22/2023 1:1,128

SEC. 30-53. C-1 LOW INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-53-1. Purpose.

(A) The purpose of the C-1 low intensity commercial district is to provide for the development of attractive and efficient office and commercial uses in the urban service area which serve both community and county-wide needs. The C-1 district allows for varying intensities of office and commercial development as part of either a planned office complex or, to a limited degree, small scale office and commercial uses. The C-1 districts are most appropriately found along or near major arterial streets where existing commercial development has occurred and/or where commercial zoning has been established, or near existing residential development where it would serve as a logical buffer strip between conflicting land use types. Land uses permitted in the C-1 district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development standards are intended to ensure compatibility with adjacent land uses.

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

Sec. 30-53-2. 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 *

   Guidance Services

   Park and Ride Facility *

   Post Office

   Public Parks and Recreational Areas *

Safety Services *

Utility Services, Minor

3. *Office Uses*

Financial Institutions *

General Office

Medical Office

4. *Commercial Uses*

Agricultural Services *

Antique Shops

Bed and Breakfast *

Business Support Services

Business or Trade Schools *

Communications Services

Consumer Repair Services

Personal Improvement Services

Personal Services

Short-Term Rental *

Studio, Fine Arts

Veterinary Hospital/Clinic

5. *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*

Religious Assembly *

Utility Services, Major *

2. *Office Uses*

Laboratories

3. *Commercial Uses*

Automobile Rental/Leasing

Commercial Indoor Sports and Recreation

Restaurant, Drive-in or Fast Food *

Restaurant, General

Retail Sales

4. *Industrial Uses*

   Landfill, Rubble *

   Recycling Centers and Stations *

5. *Miscellaneous Uses*

   Broadcasting Tower *

   Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042203-13, § 1, 4-22-03; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15 , § 1, 11-12-13; Ord. No. 062816-4 , § 1, 6-28-16; Ord. No. 020921-8 , § 1, 2-9-21)

Sec. 30-53-3. 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 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 (1) 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, forty-five (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 (2) feet

for each foot in height over forty-five (45) feet. In all other locations the height is unlimited unless otherwise restricted by this ordinance.

b. Accessory structures: 15 feet.

(D) *Maximum coverage.*

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

2. Lot coverage: 80 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 052411-9 , § 1, 5-24-11)

SEC. 30-61. I-1 LOW INTENSITY INDUSTRIAL DISTRICT.

Sec. 30-61-1. Purpose.

(A) The purpose of the I-1, low intensity industrial district is to provide areas within the urban service area which are suitable for less intensive industrial activities. These areas are primarily designated based on the suitability of the land in terms of slope and freedom from flooding, as well as the availability of adequate sewer and water capacity, access to arterial road network, and proximity to rail and airport facilities or the interstate highway system. This district generally coincides with the recommendations for the principal industrial land use category contained in the comprehensive plan, and particularly those areas unsuitable for more intensive or potentially hazardous industrial uses. Distributing these areas around the county in a planned manner to create employment centers within close proximity to residential growth areas and reduce heavy traffic generation of industrial uses is encouraged.

Since land with suitable characteristics for less intensive industrial development is limited in the county, a high degree of protection is promoted where industrial development is located adjacent to existing or future residential areas. The conversion and/or redevelopment of existing non-conforming uses in this district which are unrelated to industrial needs is also encouraged.

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

Sec. 30-61-2. 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 *

2. *Civic Uses*

   Administrative Services

   Day Care Center *

   Park and Ride Facility

   Post Office

   Public Maintenance and Service Facilities

   Public Parks and Recreational Areas *

   Safety Services

   Utility Services, Major *

   Utility Services, Minor

   Guidance Services

3. *Office Uses*

   Financial Institutions *

General Office

Laboratories

Medical Office

4. *Commercial Uses*

Agricultural Services *

Automobile Parts/Supply, Retail *

Automobile Repair Services, Major *

Automobile Repair Services, Minor *

Business Support Services

Business or Trade Schools *

Communication Services

Construction Sales and Services *

Consumer Repair Services

Equipment Sales and Rental *

Garden Center *

Laundry

Personal Improvement Services

Restaurant, General

Retail Sales

Veterinary Hospital/Clinic

5. *Industrial Uses*

Custom Manufacturing *

Industry, Type I

Landfill, Rubble *

Recycling Centers and Stations *

Transportation Terminal

Truck Terminal

Warehousing and Distribution

6. *Miscellaneous Uses*

Amateur Radio Tower *

Parking Facility *

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. *Commercial Uses*

   Automobile Dealership *

   Automobile Rental/Leasing

   Commercial Indoor Sports and Recreation

   Convenience Store *

   Fuel Center *

   Gasoline Station *

   Manufactured Home Sales *

   Mini-warehouse *

   Recreational Vehicle Sales and Service *

   Surplus Sales

   Truck Stop *

2. *Industrial Uses*

   Composting *

   Construction Yards *

   Resource Extraction *

   Transfer Station *

3. *Miscellaneous Uses*

   Aviation Facilities, Private *

   Broadcasting Tower *

   Outdoor Gatherings *

   Wind Energy System, Large *

   Wind Energy System, Utility *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042297, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 082807-18, § 1, 8-28-07; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 030811-1 , § 1, 3-8-11; Ord. No. 052411-9 , § 1, 5-24-11; Ord. No. 091311-7 , § 1, 9-13-11; Ord. No. 111213-15 , § 1, 11-12-13; Ord No. 092215-9 , § 1, 9-22-15; Ord. No. 062816-4 , § 1, 6-28-16; Ord. No. 062717-4 , § 1, 6-27-17; Ord. No. 072721-8 , § 1, 7-27-21)

Sec. 30-61-3. 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: 30 feet, or 20 feet when all parking is located behind the front building line.

2. Side yard:

    a. Principal structures: 10 feet.

    b. Accessory structures: behind front building line and 3 feet from side line.

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. All structures: When adjoining property zoned residential, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased provided each required side and/or rear yard adjoining a residential district is increased two (2) feet for each foot in height over forty-five (45) feet. This distance shall be measured from the portion of the structure which exceeds forty-five (45) feet. In all other locations the height is unlimited.

(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. 42694-12, § 9, 4-26-94; Ord. No. 042208-16, § 1, 4-22-08)

SEC. 30-74. FO FLOODPLAIN OVERLAY DISTRICT.[1]

Sec. 30-74-1. Purpose.

(A) The purpose of the Floodplain Overlay (FO) District is to provide mandatory floodplain restrictions for Federal Emergency Management Agency (FEMA) compliance. The purpose of these floodplain provisions is to prevent the following:

1. The loss of life, health or property;
2. The creation of health and safety hazards;
3. The disruption of commerce and governmental services;
4. The extraordinary and unnecessary expenditure of public funds for flood protection and relief; and
5. The impairment of the tax base.

(B) These provisions are designed to accomplish the above purposes by:

1. Regulating uses, activities, and development which, acting alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies;
2. Restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding;
3. Requiring all those uses, activities, and developments that do occur in flood-prone areas to be protected and/or flood-proofed against flooding and flood damage; and
4. Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-2. Applicability and Administration.

(A) These provisions shall apply to all lands within the jurisdiction of Roanoke County and identified as special flood hazard areas (SFHAs), shown on the flood insurance rate map (FIRM) or included in the flood insurance study (FIS) provided to Roanoke County by FEMA.

(B) These provisions shall supersede any regulations currently in effect in floodplain areas. Where conflict exists between these provisions and those of any underlying zoning district, the more restrictive provisions shall apply.

[1]Editor's note(s)—Ord. No. 090820-14 , § 1, adopted September 8, 2020, in effect, repealed § 30-74, §§ 30-74-1—30-74-13 and enacted a new § 30-74 as set out herein. Former § 30-74 pertained to similar subject matter and derived from Ord. No. 92893-18, § 1, adopted September 28, 1993; Ord. No. 42694-12, §§ 10, 11, adopted April 26, 1994; Ord. No. 92695-18, § 1, adopted September 26, 1995; Ord. No. 042799-11, §§ 1c., 1f, adopted April 27, 1999; Ord. No. 012505-4, § 1, adopted January 25, 2005; and Ord. No. 082807-19, § 1, adopted August 28, 2007.

(C) In the event any provision concerning a floodplain area is declared inapplicable as a result of any legislative or administrative actions or judicial discretion, the basic underlying zoning district provisions shall remain applicable.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-3. Compliance.

(A) No land shall hereafter be developed and no structure shall be located, relocated, constructed, enlarged, or structurally altered except in full compliance with the terms and provisions of this section and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this section.

(B) The degree of flood protection sought by the provisions of this section is considered reasonable for regulatory purposes and is based on acceptable engineering methods of study, but does not imply total flood protection. Larger floods may occur on rare occasions. Flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This section does not imply that areas outside floodplain areas, or that land uses permitted within such areas, will be free from flooding or flood damages.

(C) This ordinance shall not create liability on the part of Roanoke County or any officer or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-4. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance shall be declared invalid for any reason whatever, such decision shall not affect the remaining portions of this ordinance. The remaining portions shall remain in full force and effect; and for this purpose, the provisions of this ordinance are hereby declared to be severable.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-5. Designation of the Floodplain Administrator.

The county administrator shall designate the floodplain administrator for Roanoke County.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-6. Duties and Responsibilities of the Floodplain Administrator.

The duties and responsibilities of the floodplain administrator shall include but are not limited to:

(A) Review applications for permits to determine whether proposed activities will be located in the special flood hazard area (SFHA).

(B) Interpret floodplain boundaries and provide available base flood elevation and flood hazard information.

(C) Review applications to determine whether proposed activities will be reasonably safe from flooding and require new construction and substantial improvements to meet the requirements of these regulations.

(D) Review applications to determine whether all necessary permits have been obtained from the federal, state or local agencies from which prior or concurrent approval is required; in particular, permits from state agencies for any construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction (including bridges, culverts, structures), any alteration of a watercourse, or any change of the course, current, or cross section of a stream or body of water, including any change to the one hundred-year frequency floodplain of free-flowing non-tidal waters of the state.

(E) Verify that applicants proposing an alteration of a watercourse have notified adjacent communities, the Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management), and other appropriate agencies (Virginia Department of Environmental Quality (VADEQ), United States Army Corps of Engineers (USACE)) and have submitted copies of such notifications to FEMA.

(F) Approve applications and issue permits to develop in flood hazard areas if the provisions of these regulations have been met, or disapprove applications if the provisions of these regulations have not been met.

(G) Inspect or cause to be inspected, buildings, structures, and other development for which permits have been issued to determine compliance with these regulations or to determine if non-compliance has occurred or violations have been committed.

(H) Review elevation certificates and require incomplete or deficient certificates to be corrected.

(I) Submit to FEMA, or require applicants to submit to FEMA, data and information necessary to maintain the FIRM, including hydrologic and hydraulic engineering analyses prepared by or for Roanoke County, within six (6) months after such data and information becomes available if the analyses indicate changes in base flood elevations.

(J) Maintain and permanently keep records that are necessary for the administration of these regulations, including:

1. Flood insurance studies, flood insurance rate maps (including historic studies and maps and current effective studies and maps) and letters of map change (LOMC); and

2. Documentation supporting issuance and denial of permits, elevation certificates, documentation of the elevation (in relation to the datum on the FIRM) to which structures have been flood-proofed, inspection records, other required design certifications, variances, and records of enforcement actions taken to correct violations of these regulations.

(K) Enforce the provisions of these regulations, investigate violations, issue notices of violations or stop work orders and require permit holders to take corrective action.

(L) Advise the board of zoning appeals (BZA) regarding the intent of these regulations and, for each application for a variance, prepare a staff report and recommendation.

(M) Administer the requirements related to proposed work on existing buildings:

1. Make determinations in consultation with the building official as to whether buildings and structures that are located in flood hazard areas and that are damaged by any cause have been substantially damaged.

2. Make reasonable efforts to notify owners of substantially damaged structures of the need to obtain a permit to repair, rehabilitate, or reconstruct. Prohibit the non-compliant repair of substantially damaged buildings except for temporary emergency protective measures necessary to secure a property or stabilize a building or structure to prevent additional damage.

(N) Undertake other actions which may include but are not limited to: issuing press releases, public service announcements, and other public information materials related to permit requests and repair of damaged structures; coordinating with other federal, state, and local agencies to assist with substantial

damage determinations; providing owners of damaged structures information related to the proper repair of damaged structures in special flood hazard areas; and assisting property owners with documentation necessary to file claims for increased cost of compliance coverage under the National Flood Insurance Program (NFIP) flood insurance policies.

(O) Notify FEMA when the corporate boundaries of Roanoke County have been modified and:

1. Provide a map that clearly delineates the new corporate boundaries or the new area for which the authority to regulate pursuant to these regulations has either been assumed or relinquished through annexation; and

2. If the FIRM for any annexed area includes special flood hazard areas that have flood zones that have regulatory requirements that are not set forth in these regulations, prepare amendments to these regulations to adopt the FIRM and appropriate requirements, and submit the amendments to the governing body for adoption; such adoption shall take place at the same time as or prior to the date of annexation and a copy of the amended regulations shall be provided to Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management) and FEMA.

(P) Upon the request of FEMA, complete and submit a report concerning participation in the NFIP which may request information regarding the number of buildings in the SFHA, number of permits issued for development in the SFHA, and number of variances issued for development in the SFHA.

(Q) It is the duty of the floodplain administrator to take into account flood, mudslide and flood-related erosion hazards, to the extent that they are known, in all official actions relating to land management and use throughout the entire jurisdictional area of the community, whether or not those hazards have been specifically delineated geographically (e.g. via mapping or surveying).

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-7. Use and Interpretation of FIRMS.

The floodplain administrator shall make interpretations, where needed, as to the exact location of SFHAs, floodplain boundaries, and floodway boundaries. The following shall apply to the use and interpretation of FIRMs and data:

(A) Where field surveyed topography indicates that adjacent ground elevations:

1. Are below the base flood elevation in riverine SFHAs, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as SFHA and subject to the requirements of these regulations;

2. Are above the base flood elevation and the area is labelled as a SFHA on the FIRM, the area shall be regulated as SFHA unless the applicant obtains a letter of map change that removes the area from the SFHA.

(B) In FEMA-identified SFHAs where base flood elevation and floodway data have not been identified and in areas where FEMA has not identified SFHAs, any other flood hazard data available from a federal, state, or other source shall be reviewed and reasonably used.

(C) Base flood elevations and designated floodway boundaries on the FIRM and in the FIS shall take precedence over base flood elevations and floodway boundaries by any other sources if such sources show reduced floodway widths and/or lower base flood elevations.

(D) Other sources of data shall be reasonably used if such sources show increased base flood elevations and/or larger floodway areas than are shown on the FIRM and in the FIS.

(E) If a preliminary FIRM and/or a preliminary FIS has been provided by FEMA:

1. Upon the issuance of a letter of final determination by FEMA, the preliminary flood hazard data shall be used and shall replace the flood hazard data previously provided from FEMA for the purposes of administering these regulations.

2. Prior to the issuance of a letter of final determination by FEMA, the use of preliminary flood hazard data shall be deemed the best available data pursuant to Section 30-74-8(A)3 and used where no base flood elevations and/or floodway areas are provided on the effective FIRM.

3. Prior to issuance of a letter of final determination by FEMA, the use of preliminary flood hazard data is permitted where the preliminary base flood elevations or floodway areas exceed the base flood elevations and/or designated floodway widths in existing flood hazard data provided by FEMA. Such preliminary data may be subject to change and/or appeal to FEMA.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-8. Delineation of Areas.

(A) The various special flood hazard areas shall include the SFHAs. The basis for the delineation of these areas shall be the FIS and the FIRM for Roanoke County prepared by FEMA, dated September 28, 2007, as amended, and any subsequent revisions or amendments thereto.

Roanoke County may identify and regulate local flood hazard and ponding areas that are not delineated on the FIRM. These areas may be noted on a "Local Flood Hazard Map" using the best available topographic data and locally derived information such as flood of record, historic high water marks or approximate study methodologies.

The boundaries of the SFHAs are established as shown on the FIRM which is declared to be a part of this ordinance and which shall be kept on file at the Roanoke County offices. These areas are more specifically defined as follows:

1. The floodway is part of an AE Zone and is delineated, for purposes of this section, using the criteria that a certain area within the floodplain must be capable of carrying the waters of the one percent annual chance flood without increasing the water surface elevation of that flood more than one foot at any point. These floodways are specifically defined in Table 5 of the above referenced FIS and shown on the accompanying FIRM.

   The following provisions shall apply within the floodway of an AE zone:

   a. Within any floodway area, no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Hydrologic and hydraulic analyses shall be undertaken only by professional engineers or others of demonstrated qualifications, who shall certify that the technical methods used correctly reflect currently-accepted technical concepts. Studies, analyses, computations and other required information shall be submitted in sufficient detail to allow a thorough review by the floodplain administrator.

      Development activities which increase the water surface elevation of the base flood may be allowed, provided that the applicant first applies—with Roanoke County's endorsement—for a conditional letter of map revision (CLOMR), and receives the approval of the FEMA.

      Once approved by FEMA, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 30-74-13 and 30-74-15.

b. The placement of manufactured homes (mobile homes) is prohibited, except in an existing manufactured home park or subdivision. A replacement manufactured home may be placed on a lot in an existing manufactured home park or subdivision provided the anchoring, elevation, and encroachment standards are met.

2. The AE or AH Zones that are designated as AE or AH Zones on the FIRM accompanying the FIS shall be the areas for which one percent annual chance flood elevations have been provided and the floodway has not been delineated. The following provisions shall apply within an AE or AH zone where FEMA has provided base flood elevations:

   a. Until a regulatory floodway is designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within the SFHA, designated as Zones AE or AH on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within Roanoke County.

   Development activities in Zones AE or AH on the County of Roanoke's FIRM which increase the water surface elevation of the base flood by more than one foot may be allowed, provided that the applicant first applies—with Roanoke County's endorsement—for a CLOMR, and receives the approval of FEMA.

3. The A Zone, or approximated floodplain, on the FIRM accompanying the FIS, shall be those floodplain areas for which no detailed flood profiles or elevations are provided, but the one percent annual chance floodplain boundary has been approximated, and all other floodplain areas where the drainage area is greater than one hundred (100) acres. For these areas, the following provisions shall apply:

   a. The base flood elevations and floodway information from federal, state, and other acceptable sources shall be used, when available. Where the specific one percent annual chance flood elevation cannot be determined for this area using other sources of data, such as the USACE Floodplain Information Reports, U.S. Geological Survey Flood-Prone Quadrangles, and similar sources, then the applicant for the proposed use, development and/or activity shall determine this base flood elevation. For development proposed in the approximate floodplain the applicant must use technical methods that correctly reflect currently accepted practices, such as point on boundary, high water marks, or detailed methodologies hydrologic and hydraulic analyses. Studies, analyses, computations, and other information shall be submitted in sufficient detail to allow a thorough review by the floodplain administrator.

   b. The floodplain administrator reserves the right to require a hydrologic and hydraulic analysis for any development. When such base flood elevation data is utilized, the lowest floor shall be elevated to or above the base flood level plus twelve (12) inches for non-residential structures and twenty-four (24) inches for residential structures.

   c. During the permitting process, the floodplain administrator shall obtain:

      i. The elevation of the lowest floor (in relation to mean sea level), including the basement, of all new and substantially improved structures; and,

      ii. If the structure has been flood-proofed in accordance with the requirements of Section 30-74, the elevation (in relation to mean sea level) to which the structure has been flood-proofed.

   Base flood elevation data shall be obtained from other sources or developed using detailed methodologies comparable to those contained in a FIS for subdivision proposals and other proposed development proposals (including manufactured home parks and subdivisions) that exceed fifty (50) lots or five (5) acres, whichever is the lesser.

4. The AO Zone, shall be those areas of shallow flooding identified as AO on the FIRM accompanying the FIS. For these areas, the following provisions shall apply:

    a. All new construction and substantial improvements of residential structures shall have the lowest floor, including basement, elevated to or above the flood depth specified on the FIRM, above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no flood depth number is specified, the lowest floor, including basement, shall be elevated no less than two (2) feet above the highest adjacent grade.

    b. All new construction and substantial improvements of non-residential structures shall:

        i. Have the lowest floor, including basement, elevated to or above the flood depth specified on the FIRM, above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM. If no flood depth number is specified, the lowest floor, including basement, shall be elevated at least two (2) feet above the highest adjacent grade; or,

        ii. Together with attendant utility and sanitary facilities be completely flood-proofed to the specified flood level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

    c. Adequate drainage paths around structures on slopes shall be provided to guide floodwaters around and away from proposed structures.

(B) The mapped floodplain, includes all of the above regions and also the regions designated as having a 0.2 percent annual chance of flooding on any flood map or flood insurance study. In this area, no new emergency service, medical service, or governmental records storage shall be allowed except through the variance process.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-9. Creation of Overlay.

(A) The floodplain areas described above shall be an overlay to the existing underlying zoning districts as shown on the official zoning map, and as such, the provisions for the floodplain areas shall serve as a supplement to the underlying zoning district provisions.

(B) The boundaries of the floodplain areas are established as shown on the FIRM which is declared to be part of this chapter and which shall be kept on file in the office of the floodplain administrator.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-10. Floodplain Boundary Changes and Interpretation.

(A) In regards to jurisdictional boundary changes, the county floodplain ordinance in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements for participation in the National Flood Insurance Program. Municipalities with existing floodplain ordinances shall pass a resolution acknowledging and accepting responsibility for enforcing floodplain ordinance standards prior to annexation of any area containing identified flood hazards. If the FIRM for any annexed area includes special flood hazard areas that have flood zones that have regulatory requirements that are not set forth in these regulations, prepare amendments to these regulations to adopt the FIRM and appropriate requirements, and submit the amendments to the governing body for adoption; such adoption shall take place at the same time

as or prior to the date of annexation and a copy of the amended regulations shall be provided to Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management) and FEMA.

In accordance with the Code of Federal Regulations, Title 44 Subpart (B) Section 59.22(a)(9)(v) all NFIP participating communities must notify the Federal Insurance Administration (FIA) and optionally the State Coordinating Office in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed or no longer has authority to adopt and enforce floodplain management regulations for a particular area.

In order that the FIRM accurately represent the community's boundaries, a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority must be included with the notification.

(B) The delineation of any of the floodplain areas may be revised by Roanoke County where natural or man-made changes have occurred and/or where more detailed studies have been conducted or undertaken by USACE or other qualified agency, or an individual documents the need for such change. However, prior to any such change, approval must be obtained from FEMA. A completed LOMR is a record of this approval.

(C) Initial interpretations of the boundaries of the floodplain areas shall be made by the floodplain administrator. Should a dispute arise concerning the boundaries of any of the floodplain areas, the BZA shall make the necessary determination. The person questioning or contesting the location of the floodplain area boundary shall be given an opportunity to present his case to the BZA and to submit technical evidence. Procedures for such appeals shall be as outlined in Section 30-24 of this ordinance.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-11. Submitting Model Backed Technical Data.

A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six (6) months after the date such information becomes available, a community shall notify FEMA of the changes by submitting technical or scientific data. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements will be based upon current data.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-12. Letters of Map Revision (LOMR).

(A) When development in the floodplain will cause or causes a change in the base flood elevation, the applicant, including state agencies, must notify FEMA by applying for a CLOMR and then a LOMR. Example cases may include, but not be limited to:

1. Any development within the floodway that causes a rise in the base flood elevations.
2. Any development occurring in Zones A1-30 and AE without a designated floodway, which will cause a rise of more than one foot in the base flood elevation.
3. Alteration or relocation of a stream (including, but not limited to, installing culverts and bridges) 44 Code of Federal Regulations §65.3 and §65.6(a)(12).

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-13. Floodplain Area Provisions, Generally.

(A) All uses, activities, and development occurring within any floodplain area, including placement of manufactured homes, shall be undertaken only upon the issuance of a permit. Such development shall be undertaken only in strict compliance with the provisions of this section and with all other applicable codes and ordinances such as the Virginia Uniform Statewide Building Code (VA USBC) and the Roanoke County Subdivision Ordinance. Prior to the issuance of any such permit, the floodplain administrator shall require all applications to include compliance with all applicable state and federal laws and shall review all sites to assure they are reasonably safe from flooding. Under no circumstances shall any use, activity, and/or development adversely affect the capacity of the channels or floodways or any watercourse, drainage ditch, or any other drainage facility or system.

(B) All applications for development in the floodplain district and all building permits issued for the floodplain shall incorporate the following information:

1. For structures to be elevated, the elevation of the lowest floor (including basement).
2. For structures to be flood-proofed (non-residential only), the elevation to which the structure will be flood-proofed.
3. The elevation of the base flood at the site.
4. Topographic information showing existing and proposed ground elevations.

(C) For all new subdivisions which adjoin or include floodplain areas identified in the FIS, the base flood elevation shall be shown on the final record plat.

(D) The following provisions shall apply to all permits:

1. New construction and substantial improvements shall be built according to Section 30-74-8 of this ordinance and the VA USBC, and anchored to prevent flotation, collapse or lateral movement of the structure.
2. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state anchoring requirements for resisting wind forces.
3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
4. New construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
5. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

9. Prior to any proposed alteration or relocation of any channels or of any watercourse, stream, or other water feature, within this jurisdiction a permit shall be obtained from the USACE, the VADEQ, and the Virginia Marine Resources Commission (a joint permit application is available from any of these organizations). Furthermore, in riverine areas, notification of the proposal shall be given by the applicant to all affected adjacent jurisdictions, the Virginia Department of Conservation and Recreation (Division of Dam Safety and Floodplain Management), other required agencies, and FEMA.

10. The flood carrying capacity within an altered or relocated portion of any watercourse shall be maintained.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-14. Floodway Development Regulations.

(A) In the floodway no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate authorities as required above.

(B) The placement of any manufactured home, except in an existing manufactured home park within the floodway is specifically prohibited.

(C) In the floodway, the following uses, types and activities are permitted provided that (1) they are in compliance with the provisions of the underlying zoning district, (2) are not prohibited by any other ordinance and (3) no specific land use requires any type of structure, fill, or storage of materials and equipment:

1. Agricultural;

2. Public parks and recreational areas;

3. Outdoor sports and recreation;

4. Golf courses;

5. Accessory residential uses such as yard areas, gardens, play areas, and loading areas;

6. Accessory industrial and commercial uses such as, but not limited to, yard areas, parking and loading areas, and airport landing strips.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-15. Elevation and Construction Standards.

In all identified flood hazard areas where base flood elevations have been provided in the FIS or generated by a certified professional in accordance with Section 30-74-8, the following provisions shall apply:

(A) *Residential construction.* New construction or substantial improvement of any residential structure (including manufactured homes) in Zones AE, AH and A with detailed base flood elevations shall have the lowest floor, including basement, elevated to or above the base flood level plus twenty-four (24) inches. Equipment or mechanical items for all residential buildings constructed, substantially improved, and/or reconstructed due to substantial damage shall be elevated to or above the base flood level plus twelve (12) inches.

(B) *Non-residential construction.*

1. New construction or substantial improvement of any commercial, industrial, or non-residential building (or manufactured home) shall have the lowest floor, including basement, elevated to or above the base flood level plus twelve (12) inches.

2. Non-residential buildings located in all AE, and AH zones may be flood-proofed in lieu of being elevated provided that all areas of the building components below the elevation corresponding to the BFE plus two (2) feet are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification, including the specific elevation (in relation to mean sea level) to which such structures are flood-proofed, shall be maintained by the floodplain administrator.

(C) *Space below the lowest floor.* In zones A, AE, AH, and AO, fully enclosed areas, of new construction or substantially improved structures, which are below the regulatory flood protection elevation shall:

1. Not be designed or used for human habitation, but shall be used solely for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator);

2. Be constructed entirely of flood resistant materials below the regulatory flood protection elevation;

3. Include measures to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters. To meet this requirement, the openings must either be certified by a professional engineer or architect or meet the following minimum design criteria:

   a. Provide a minimum of two (2) openings on different sides of each enclosed area subject to flooding.

   b. The total net area of all openings must be at least one square inch for each square foot of enclosed area subject to flooding.

   c. If a building has more than one enclosed area, each area must have openings to allow floodwaters to automatically enter and exit.

   d. The bottom of all required openings shall be no higher than one foot above the adjacent grade.

   e. Openings may be equipped with screens, louvers, or other opening coverings or devices, provided they permit the automatic flow of floodwaters in both directions.

   f. Foundation enclosures made of flexible skirting are not considered enclosures for regulatory purposes, and, therefore, do not require openings. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires openings as outlined above.

(D) *Accessory structures.* Accessory structures in the SFHA shall comply with the elevation requirements and other requirements of 30-74-15(B) or, if not elevated or dry flood-proofed, shall:

1. Not be used for human habitation;

2. Be limited to no more than six hundred (600) square feet in total floor area;

3. Be useable only for parking of vehicles or limited storage;

4. Be constructed with flood damage-resistant materials below the base flood elevation;

5. Be constructed and placed to offer the minimum resistance to the flow of floodwaters;

6. Be anchored to prevent flotation;

7. Have electrical service and mechanical equipment elevated to or above the base flood elevation;

8. Shall be provided with flood openings which shall meet the following criteria:

    a. There shall be a minimum of two (2) flood openings on different sides of each enclosed area; if a building has more than one enclosure below the lowest floor, each such enclosure shall have flood openings on exterior walls.

    b. The total net area of all flood openings shall be at least one square inch for each square foot of enclosed area (non-engineered flood openings), or the flood openings shall be engineered flood openings that are designed and certified by a licensed professional engineer to automatically allow entry and exit of floodwaters; the certification requirement may be satisfied by an individual certification or an evaluation report issued by the ICC Evaluation Service, Inc.

    c. The bottom of each flood opening shall be one foot or less above the higher of the interior floor or grade, or the exterior grade, immediately below the opening.

    d. Any louvers, screens or other covers for the flood openings shall allow the automatic flow of floodwaters into and out of the enclosed area.

(E) *Standards for manufactured homes and recreational vehicles.*

1. All manufactured homes placed, or substantially improved, on individual lots or parcels, must meet all the requirements for new construction, including the elevation and anchoring requirements in Section 30-74-13 and Section 30-74-15.

2. All recreational vehicles located in a FEMA designated floodplain shall either:

    a. Be on site for fewer than one hundred eighty (180) consecutive days, be fully licensed and inspected, and ready for highway use; or

    b. Meet the minimum requirements for placement and the elevation and anchoring requirements for manufactured homes as contained in the VA USBC; or

    c. Be fully licensed and highway ready. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(F) *Standards for subdivision proposals.*

1. All subdivision proposals shall be consistent with the need to minimize flood damage;

2. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

3. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and

4. When the FIS does not provide detailed base flood elevations, base flood elevation data shall be obtained from other sources or developed using detailed methodologies, hydraulic and hydrologic analysis, comparable to those contained in a flood insurance study for subdivision proposals and other proposed development proposals (including manufactured home parks and subdivisions) that exceed fifty (5) lots or five (5) acres, whichever is the lesser.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-16. Existing Structures in Floodplain Areas.

(A) Any structure or use of a structure or premises must be brought into conformity with these provisions when it is changed, repaired, or improved unless one of the following exceptions is established before the change:

1. The floodplain administrator has determined that:
    a. Change is not a substantial repair or substantial improvement; and
    b. No new square footage is being built in the floodplain that is not compliant; and
    c. No new square footage is being built in the floodway; and
    d. The change complies with the zoning ordinance and the VA USBC.
2. The changes are required to comply with a citation for a health and safety violation.
3. The structure is a historic structure and the change requires would impair the historic nature of the structure.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-17. Variances.

(A) Variances shall be issued only upon a showing of good and sufficient cause, and after the BZA has determined that failure to grant the variance would result in exceptional hardship to the applicant.

While the granting of variances generally is limited to a lot size less than one-half (½) acre, deviations from that limitation may occur. However, as the lot size increases beyond one-half (½) acre, the technical justification required for issuing a variance increases. Variances may be issued by the BZA for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of this section.

Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of this section are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

In passing upon applications for variances, the BZA shall satisfy all relevant factors and procedures set forth in Section 30-24-1 et seq. of the zoning ordinance and consider the following additional factors:

1. The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within any floodway district that will cause any increase in the one percent chance flood elevation.
2. The danger that materials may be swept on to other lands or downstream to the injury of others.
3. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
4. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
5. The importance of the services provided by the proposed facility to the county.
6. The requirements of the facility for a waterfront location.
7. The availability of alternative locations not subject to flooding for the proposed use.

8. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.

9. The relationship of the proposed use to the comprehensive plan and floodplain management program for the county.

10. The safety of access by ordinary and emergency vehicles to the property in time of flood.

11. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.

12. The historic nature of a structure. Variances for repair or rehabilitation of historic structures may be granted upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

13. No variance shall be granted for an accessory structure exceeding six hundred (600) square feet.

14. Such other factors which are relevant to the purposes of this Ordinance.

(B) The BZA may refer any application and accompanying documentation pertaining to any request for a variance to any engineer or other qualified person or agency for technical assistance in evaluating the proposed project in relation to flood heights and velocities, and the adequacy of the plans for protection and other related matters. Variances shall only be issued after the BZA has determined that the granting of such will not result in:

1. Unacceptable or prohibited increases in flood heights;

2. Additional threats to public safety;

3. Extraordinary public expense;

4. Creation of nuisances;

5. Fraud or victimization of the public; or

6. Conflict with local laws or ordinances.

Variances shall only be issued after the BZA has determined that the variance will be the minimum to provide relief.

(C) The BZA shall notify the applicant for a variance, in writing, that the issuance of a variance to construct a structure below the one percent flood elevation (a) increases the risks to life and property, and (b) will result in increased premium rates for flood insurance. A record of the above notification as well as all variance actions, including justification for their issuance, shall be maintained and any variances which are issued shall be noted in the annual report submitted to the FIA.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-18. Records.

Records of actions associated with administering this ordinance shall be kept on file and maintained by or under the direction of the floodplain administrator in perpetuity.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-19. Violations.

The failure of a structure or other development to be fully compliant with the county's floodplain management regulations shall be considered a violation. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 30-74-13(9), 30-74-15(B)2, 30-74-15(E)4, and 30-74-16(A) is presumed to be in violation until such time as that documentation is provided.

(Ord. No. 090820-14 , § 1, 9-8-20)

Sec. 30-74-20. Penalty for violations.

Section 30-22 of the zoning ordinance contains provisions for enforcement of this section and penalties that apply for violations.

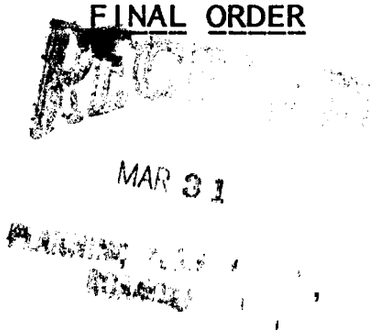
(Ord. No. 090820-14 , § 1, 9-8-20)

389-6

VIRGINIA:

BEFORE THE BOARD OF COUNTY SUPERVISORS OF ROANOKE COUNTY

IN RE:	)
	) FINAL ORDER
A 1.13 acre parcel of land, generally located on the westerly side of Starkey Road, near its intersection with Buck Mountain Road within the Cave Spring Magisterial District and recorded as Parcel #87.18-1-40, in the Roanoke County Tax Records.	)



TO THE HONORABLE SUPERVISORS OF ROANOKE COUNTY:

WHEREAS, your Pet i t ioners, STEPHEN and MICHELLE WIKE, did petition the Board of County Supervisors to rezone the above-referenced parcel of land from R-l District to B-l District, for the purpose of office use.

WHEREAS, after due legal notice, the Planning Commission did hold a public hearing of the petition on March 7, 1989, at which time, all parties in interest were given an opportunity to be heard; and

WHEREAS, after ful l consideration, the Board of County Supervisors determined that the rezoning be approved with the proffered conditions., on 3/28/89.

NOW, THEREFORE BE IT ORDERED that the aforementioned, parcel of land, which is contained in the Roanoke County Tax Maps as 87.18-l-40 and legally described below, be rezoned from R-l District to B-l District.

APPROVED AS TO CONTENT: 3/10/89

OSTERHOUDT, FERGUSON
NATT. AHERON & AGEE
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-1699

BEGINNING at a point on the westerly side of Starkey Road, Virginia Secondary Rt. 904 at the Southeasterly corner of the property now or formerly known as the Baptist Parsonage; thence with the westerly side of Starkey Road South 24° 16' West 154 feet to a point in the center of a dry branch; thence leaving Starkey Road North 73° 30' West 310.6 feet to a point; thence North 21° 37' East 191.75 feet to a point; thence South 66° 33' East 316.6 feet to the point and place of beginning.

with the following conditions:

1. That the existing residence on the property would be used for the office use with no additions with the exception of improving the parking on the property.

2. That there will be no printing in connection with the business operation.

3. That existing structure will be utilized without enlargement.

4. The square footage of signs shall not exceed 24 square feet. No portable or temporary signs shall be installed.

5. The cinder block garage to the rear of the existing dwelling will be used only in connection with the operation of the business on the property and will not be leased to outside businesses.

6. All on-site parking shall occur to the rear of the front line of the existing dwelling.

OSTERHOUDT, FERGUSON
NATT, AHERON & AGEE
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-1699

BE IT FURTHER RESOLVED that a copy of this order be transmitted to the Secretary of the Planning Commission and that he be directed to reflect that change on the Official Zoning Map of Roanoke County.

ADOPTED on motion of Supervisor Robers, **seconded by Supervisor** McGraw, **and upon the following recorded vote:**

AYES: Supervisors Johnson, Robers, McGraw, Garrett

NAYES: None

ABSENT: Supervisor Nickens

Mary H. Allen
Deputy Clerk, Roanoke County Board of Supervisors

R4.n9.e

cc: File
Arnold Covey, Director, Development & Inspections
Terry Barrington, Director, Planning
John Willey, Director, Real Estate Assessment

OSTERHOUDT, FERGUSON NATT, AHERON & AGEE
ATTORNEYS-AT-LAW
ROANOKE. VIRGINIA
24018-1699

CORRECTED - 9128101 (SEE ITALICS)

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, AUGUST 28, 2001

ORDINANCE 082801-13 TO CHANGE THE ZONING CLASSIFICATION OF A 1.13-ACRE TRACT OF REAL ESTATE LOCATED AT 5681 STARKEY ROAD, (TAX MAP NO. 87.18-I-40) IN THE CAVE SPRING MAGISTERIAL DISTRICT FROM THE ZONING CLASSIFICATION OF C-I OFFICE DISTRICT WITH CONDITIONS TO THE ZONING CLASSIFICATION OF C-I *WITH CONDITIONS* UPON THE APPLICATION OF RA-DE DIV., LTD., T/A PERFECT TOUCH.

WHEREAS, the first reading of this ordinance was held on July 24, 2001, and the second reading and public hearing were held August 28, 2001; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on August 7, 2001; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the zoning classification of a certain tract of real estate containing 1. 13 acres, as described herein, and located at 5681 Starkey Road (Tax Map Number 87.18-1-40) in the Cave Spring Magisterial District, is hereby changed from the zoning classification of C-I Office District with conditions, to the zoning classification of C-I, Office District *with conditions.*

2. That this action is taken upon the application of RA-DE Div., Ltd., T/A Perfect Touch. 3. That the owner of the property has voluntarily proffered in writing the following conditions which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) That the existing residence on the property would be used for the office use ~~with no additions with the exception of improving the parking on the property~~.

(2) That there will be no printing in connection with the business operation.

(3) ~~That existing structure will be t[redacted]enlargement~~ *The existing house structure is limited to future enlargement not to exceed 100 square feet and shall be built behind the front line of the existing house.*

(4) ~~The square footage of signs shall not exceed 24 square feet. No portable or temporary signs shall be installed~~. *Signage shall be limited to 24 square feet, 5 feet in height. Monument style sign shall be required.*

(5) The cinder block garage to the rear of the existing dwelling will be used only in connection with the operation of the business on the property and will not be leased to outside businesses.

(6) All on-site parking shall occur to the rear of the front line of the existing dwelling. *If petitioners choose to construct additional parking, that parking shall be of a pervious surface.*
(7) Landscaping is to be planted to provide a visual buffer between the existing parking lot and Starkey Road. Landscaping shall include at a minimum, 1-2 Leyland Cyprus or other evergreen type tree, not to include white pine, and 3-4 deciduous or evergreen bushes planted along the eastern side of the parking lot.

4. That said real estate is more fully described as follows:

BEGINNING at a point on the westerly side of Starkey Road, Virginia Secondary
Rt. 904 at the Southeasterly corner of the property now or formerly known as the
Baptist Parsonage; thence with the westerly side of Starkey Road South 24 ° 16' West 154 feet to a point in the center of a dry branch; thence leaving Starkey Road North 73° 30' West 310.6 feet to a point; thence North 21° 37' East 191.75 feet to a point; thence South 66° 33' East 316.6 feet to the point and place of beginning

5. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed

to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Minnix to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Johnson, McNamara, Church, Nickens, Minnix

NAYS: None

A COPY TESTE:

Mary H. Allen

Mary H. Allen, CMC
Clerk to the Board of Supervisors

cc: File
Arnold Covey, Director, Community Development
Janet Scheid, Senior Planner
John W. Birckhead, Director, Real Estate Valuation
Paul M. Mahoney, County Attorney

MAP UPDATED BY_____ DATE_____ VERIFIED BY_____ DATE_____

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, OCTOBER 28, 2008

ORDINANCE 102808-10 TO MODIFY EXISTING PROFFERED CONDITIONS IN A C-1C, OFFICE DISTRICT WITH CONDITIONS, ON 1.241 ACRES LOCATED AT 5681 STARKEY ROAD (TAX MAP NO. 87.18-1-40), CAVE SPRING MAGISTERIAL DISTRICT, UPON THE APPLICATION OF STARKEY MEDICAL, PC

WHEREAS, the first reading of this ordinance was held on August 26, 2008, and the second reading and public hearing were held October 28, 2008; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on September 2, 2008 and October 7, 2008; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the proffered conditions in a C-1C, Office District with Conditions, on a certain tract of real estate containing 1.241 acres, as described herein, and located at 5681 Starkey Road (Tax Map Number 87.18-1-40) in the Cave Spring Magisterial District, are hereby amended as set out below.

2. That this action is taken upon the application of Starkey Medical, PC.

3. That the owner of the property has voluntarily proffered in writing the following amended conditions which the Board of Supervisors of Roanoke County, Virginia, hereby accepts:

(1) The property shall be developed in substantial conformance with the site plan prepared by Craighead and Associates, dated September 29, 2008.

(2) No more than 5,600 square feet of medical office shall be constructed, and no more than 2,464 square feet of general office shall be constructed including the existing structure.

(3) The proposed building shall be constructed in substantial conformance with the Starkey Road Elevation (East) prepared by Craighead and Associates, dated August 10, 2008.

(4) The proposed landscaping shall be constructed in substantial conformance with the Landscape Plan prepared by Craighead and Associates, dated September 29, 2008.

(5) If a new freestanding sign is proposed, it shall be monument in style, and constructed with materials to compliment the proposed building elevation. The monument sign shall not exceed ten (10) feet in height and contain no more than fifty (50) total square feet.

(6) All exterior lighting poles shall not exceed fifteen (15) feet in total height inclusive of the base.

(7) The proposed uses on-site shall be limited to General Office, Medical Office, Business or trade schools and Guidance Services.

4. That said real estate is more fully described as follows:

> Beginning at a point on the westerly side of Starkey Road, Virginia Secondary Route 904 at the southeasterly corner of the property now or formerly known as the Baptist Parsonage; thence with the westerly side of Starkey Road South 24° 16' West 154 feet to a point in the center of a dry branch; thence leaving Starkey Road North 73° 30' West 310.6 feet to a point; thence North 21° 37' East 191.75 feet to a point; thence South 66° 33' East 316.6 feet to the point of beginning.

5. That this ordinance shall be in full force and effect thirty (30) days after its final passage. All ordinances or parts of ordinances in conflict with the provisions of this ordinance be, and the same hereby are, repealed. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Moore to adopt the ordinance, and carried by the following recorded vote:

AYES: Supervisors Moore, Church, Altizer, McNamara, Flora

NAYS: None

A COPY TESTE:

Brenda J. Holton

Brenda J. Holton, CMC
Deputy Clerk to the Board

c: Arnold Covey, Director, Community Development
Tarek Moneir, Deputy Director, Development
Philip Thompson, Deputy Director, Planning
John Murphy, Zoning Administrator
Paul Mahoney, County Attorney

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER ON TUESDAY, FEBRUARY 25, 2020

ORDINANCE 022520-6 GRANTING PETITION TO REMOVE PROFFERED CONDITIONS ON 1.24 ACRE PARCEL OWNED BY MICHELE MEINHART LOCATED AT 5681 STARKEY ROAD (TAX MAP NO 87.18-01-40.00-0000)

WHEREAS, Michele Meinhart is the owner of a 1.24 acre parcel of land located at 5681 Starkey Road (Tax Map No. 87.18-01-40.00-0000); and

WHEREAS, during a re-zoning process in 2008, the property was re-zoned with seven proffered conditions; and

WHEREAS, Meinhart has requested that those conditions be removed so that the property could be redeveloped for all permitted uses in the C-1 zoned district; and

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on February 4, 2020; and

WHEREAS, the Planning Commission recommended approval of the petition; and

WHEREAS, the first reading of this ordinance was held on January 28, 2020, and the second reading and public hearing were held on February 25, 2020; and

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the proffered conditions on property identified as 5681 Starkey Road, in the CAVE SPRING MAGISTERIAL DISTRICT (Tax Map No. 087.18-01-40.00-0000) are hereby removed as follows:

~~a. The property shall be developed in substantial conformance with the site plan prepared by Craighead and Associates, dated September 29, 2008.~~

~~b. No more than 5,600 square feet of medical office shall be constructed, and no more than 2,464 square feet of general office shall be constructed including the existing structure.~~

~~c. The proposed building shall be constructed in substantial conformance with the Starkey Road Elevation (East) prepared by Craighead and Associates, dated August 10, 2008.~~

~~d. The proposed landscaping plan shall be constructed in substantial conformance with the Landscape Plan prepared by Craighead and Associates, dated September 29, 2008.~~

~~e. If a new freestanding sign is proposed, it shall be monument in style, and constructed with materials to compliment the proposed building elevation. The monument sign shall not exceed ten (10) feet in height and contain no more than fifty (50) total square feet.~~

~~f. All exterior lighting poles shall not exceed fifteen (15) feet in total height inclusive of the base.~~

~~g. The proposed uses on site hall be limited to General Office, Medical Office, Business or trade schools and Guidance Services.~~

2. The Board finds that removal of the formerly proffered conditions is consistent with the purpose and intent of the County's Comprehensive Plan and good zoning practice, and will not be a substantial detriment to the community.
3. This ordinance shall be in full force and effect thirty (30) days after its final passage. The Zoning Administrator is directed to amend the zoning district map to reflect the change in zoning classification authorized by this ordinance.

On motion of Supervisor Hooker to adopt the ordinance, seconded by Supervisor North and carried by the following recorded vote:

AYES: Supervisors Hooker, North, Peters, Radford

ABSENT: Supervisor Mahoney

NAYS: None

A COPY TESTE:

Deborah C. Jacks
Chief Deputy Clerk to the Board of Supervisors

cc: Philip Thompson, Director of Planning
Tarek Moneir, Director of Development Services
Kenneth Fay, Director of Real Estate Valuation
Mary Beth Nash, Senior Assistant County Attorney
Rebecca James, Acting Zoning Administrator

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.

From: Megan Cronise
To: Planning, Planning
CC: Thompson, Philip; James, Rebecca; Cruz-Cruz, Lionel
Date: 4/6/2023 12:05 PM
Subject: Fwd: Comment Review Request for Hugo Jimenez
Attachments: Regional Pedestrian Vision Plan Excerpt.pdf

Good afternoon,

Transportation comments on this case are as follows:

Starkey Road in this location is included in the RVARC Regional Pedestrian Vision Plan. This portion is included in the high priority recommendation for sidewalk along Starkey Road from Hunting Hills Drive to Merriman Road. Please see the attached excerpts for more information.

A roundabout is under construction at the intersection of Starkey Road and Buck Mountain Road. Sidewalks are included with this project along the frontage of 5701 Starkey Road. While we would appreciate construction of sidewalk along the frontage of the subject parcel, we understand that it would require a bridge over the Back Creek tributary which makes it likely infeasible.

Please contact me with questions.

Thank you,
Megan

Megan G. Cronise, AICP
Assistant Director of Planning
Roanoke County Department of Planning
(540) 772-2106
mcronise@roanokecountyva.gov

>>> Cecelia Thomas 3/23/2023 2:07 PM >>>
Good Afternoon,

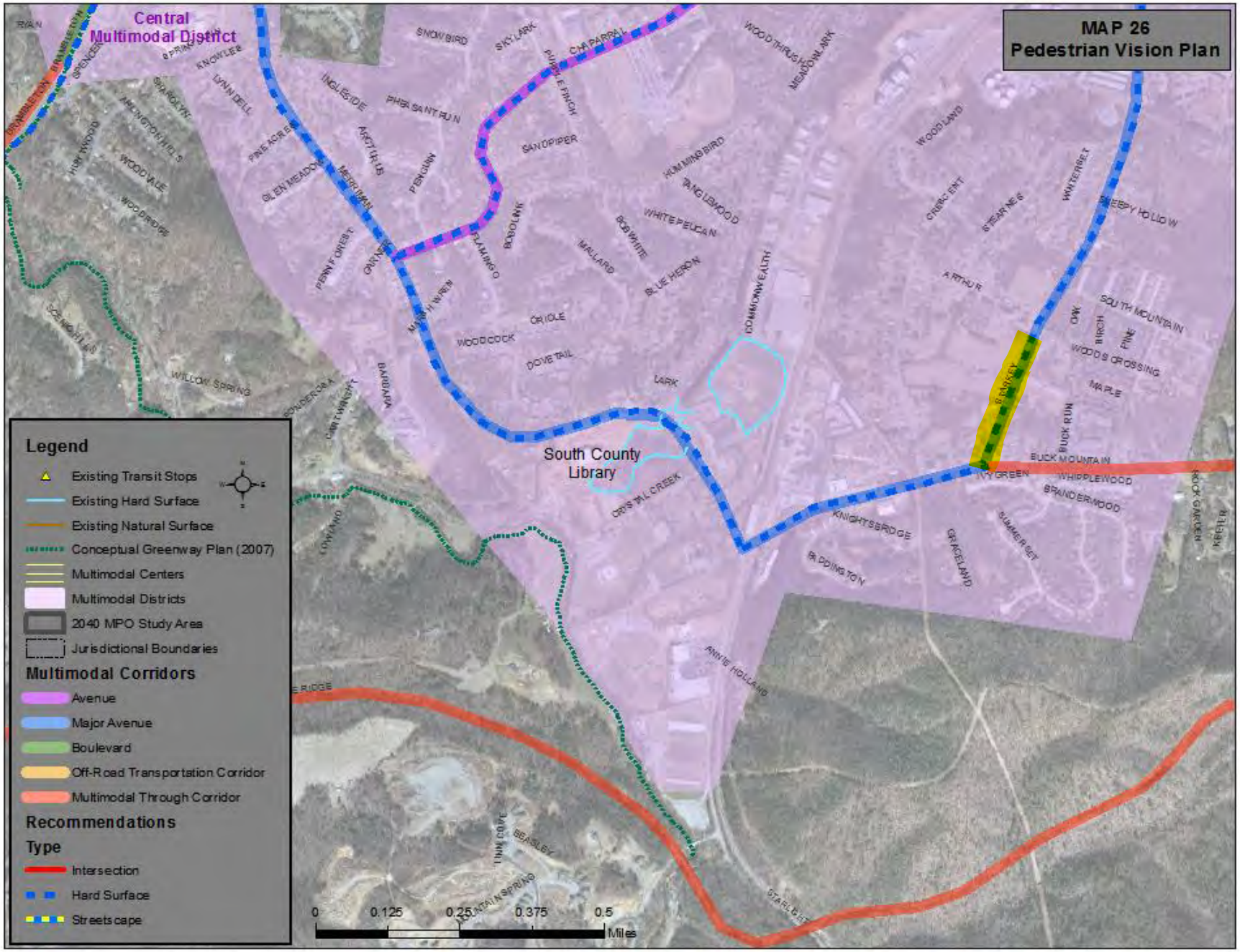
Please find attached an application packet for the petition of Hugo Jimenez. The Planning Commission will hold a public hearing on this petition on Tuesday, May 2, 2023.

Please review and email your comments to planning@roanokecountyva.gov by Friday, April 7th, 2023.

Thank you,

Cecelia Thomas
Planning Administrative Assistant
Department of Planning
Phone 540-772-2082
Fax 540-776-7155
cthomas@roanokecountyva.gov

Roanoke County					*Type Legend: 1 = Intersection, 2 = Hard Surface, 3 = Streetscape*	
ID	**LOCATION**	**TYPE**	**DESCRIPTION**	**LOCAL PRIORITY**	**SOURCE**	**MAP #**
451	Starkey Rd from Electric Rd to Hunting Hills Dr	2	Sidewalk	High	Roanoke County staff	29
452	Starkey Rd from Hunting Hills Dr to Merriman	2	Sidewalk	High	Roanoke County staff	26
453	Starkey Rd from Ogden Rd to 419	2	Pedestrian improvements	Medium	Ped/Transit Public Survey 2013	29
458	Thirlane Rd from existing sidewalk to Wood Haven	2	Sidewalk	Low	Roanoke County staff	33
459	Thompson Memorial - Mtn Heights Dr to Rt 311	2	Sidewalk	Low	Roanoke County staff	20
460	Thompson Memorial - Mtn Heights Dr to Salem Limits	2	Sidewalk	High	Roanoke County staff	20
462	Tinker Creek Greenway county line to I-81	2	Greenway hard surface	Medium	Roanoke Valley Greenway Plan 2007	19
493	Washington Ave - Goode Park Rd to William Byrd HS	2	Pedestrian improvements	Medium	Ped/Transit Public Survey 2013	14
503	West Main from Ft Lewis to Technology	2	Sidewalk	Medium	Roanoke County staff	N/A
518	Williamson Rd from Abney to Clubhouse	2	Pedestrian improvements	Medium	Ped/Transit Public Survey 2013	3
519	Williamson Rd from Abney to Roanoke City	2	Pedestrian improvements	Medium	Ped/Transit Public Survey 2013	3
520	Williamson Rd from Clubhouse to Middleton	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	3
521	Williamson Rd from Hollins Campus to Plantation Rd	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	19
522	Williamson Rd from Middleton to Greenway Dr	2	Pedestrian improvements	High	Ped/Transit Public Survey 2013	3


MAP 26
Pedestrian Vision Plan
Central Multimodal District
South County Library
Legend
Existing Transit Stops
Existing Hard Surface
Existing Natural Surface
Conceptual Greenway Plan (2007)
Multimodal Centers
Multimodal Districts
2040 MPO Study Area
Jurisdictional Boundaries
Multimodal Corridors
Avenue
Major Avenue
Boulevard
Off-Road Transportation Corridor
Multimodal Through Corridor
Recommendations
Type
Intersection
Hard Surface
Streetscape
0
0.125
0.25
0.375
0.5
Miles

From: dennis brown <dennisbrowncwp@gmail.com>
To: <lcruz-cruz@roanokecountyva.gov>
CC: Linda Kolnok <kolnok75@yahoo.com>
Date: 4/13/2023 12:04 PM
Subject: [EXTERNAL] - Starkey Rd

Mr Cruz-Cruz,

As a resident of Rockbridge Ct, I received notice that a company has asked for rezoning of 5681 Starkey Rd for a construction yard..

These properties were zoned C-1 for a reason! Starkey road cannot support the traffic for any large business on this end. Friendship Manor was built on Starkey Road and we were assured that traffic would not increase because residents were there for rehab and visitors would not be in and out regularly but that is not true, now they house long term residents and vendors, employees and visitors are in and out constantly causing issues on this 2 lane portion of starkey rd. Traffic backs up regularly on a daily basis past Friendship Manor. There is work being done in the future to put in a roundabout at the intersection of Starkey and Buck Mountain Road. This will not decrease the traffic but might alleviate the chaos at that intersection but this work is a good while away. Large trucks speed up and down this portion of Starkey rd day and night trying to use the shortcut to rt 220 and there is NO shoulder anywhere on this portion of Starkey rd and someone is eventually going to be killed.

There are plenty of other properties in Roanoke county this company can purchase for their business but allowing it here just because they found a great price and they asked for rezoning is ludicrous. We do NOT need heavy trucks and bulldozers going up and down this narrow portion of Starkey rd.

As our liazon to Roanoke County please put an end to this request.

I look forward to hearing back from you personally.

Thank you,

Dennis Brown
5635 Rockbridge Ct

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.