

The regular meeting of the Botetourt County Board of Supervisors was held on Tuesday, June 27, 2017, in Rooms 226-228 of the Greenfield Education and Training Center in Daleville, Virginia, beginning at 12:45 P. M.

PRESENT: Members: Mr. L. W. Leffel, Jr., Chairman
Mr. Todd L. Dodson, Vice-Chairman
Mr. Billy W. Martin, Sr.
Mr. John B. Williamson, III
Dr. Donald M. Scothorn

ABSENT: Members: None

Others present at the meeting:

Mr. Gary Larrowe, County Administrator
Mr. David Moorman, Deputy County Administrator
Mr. Michael W. S. Lockaby, County Attorney

The Chairman called the meeting to order at 12:47 P. M.

On motion by Mr. Leffel, seconded by Mr. Dodson, and carried by the following recorded vote, the Board went into Closed Session to discuss personnel matters regarding specific individuals; the acquisition of real property for public uses or the disposition of publicly held real property where discussion in open session would adversely affect the bargaining position or negotiating strategy of the public body; discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business or industry's interest in locating or expanding its facilities in the County; and consultation with legal counsel regarding specific legal matters as per Section 2.2-3711A (1), (3), (5), and (7) of the Code of Virginia of 1950, as amended. (Resolution Number 17-06-01)

AYES: Mr. Williamson, Mr. Martin, Mr. Leffel, Dr. Scothorn, Mr. Dodson

NAYS: None

ABSENT: None

ABSTAINING: None

The Chairman called the meeting back to order at 2:03 P. M.

On motion by Mr. Leffel, seconded by Mr. Dodson, and carried by the following recorded vote, the Board returned to regular session from Closed Session and adopted the following resolution by roll-call vote. (Resolution Number 17-06-02)

AYES: Mr. Leffel, Mr. Martin, Mr. Williamson, Dr. Scothorn, Mr. Dodson

NAYS: None

ABSENT: None

ABSTAINING: None

BE IT RESOLVED, that to the best of the Board members' knowledge only public business matters lawfully exempt from open meeting requirements and only such matters as were identified in the motion to go into Closed Session were heard, discussed or considered during the Closed Session.

Mr. Leffel welcomed everyone to the meeting and asked for a moment of silence.

Mr. Dodson then led the group in reciting the pledge of allegiance.

Mr. Leffel then asked that Chief of Fire and EMS Matt Britt come forward.

He noted that the Board members and County would like to recognize the service of Mr. Roger Johns who passed away in May. He noted that recognizing Mr. Roger Johns' contributions to the County's volunteer fire and EMS services is very important to him. Mr. Leffel then read the following proclamation:

WHEREAS, Roger Dale Johns served as a member of the Eagle Rock Volunteer Fire Department and Rescue Squad from September 13, 1969 to May 19, 2017; and,

WHEREAS, Roger faithfully served as a member of the public safety community in the County of Botetourt, Virginia, with the utmost dedication and commitment for almost 50 years; and,

WHEREAS, During his extensive tenure as a volunteer, Roger contributed countless hours to call response, training, fund raising and other community activities, dedicating his entire adult life to ensuring the provision of fire and emergency services in and around the community of Eagle Rock; and,

WHEREAS, Roger served as a member of the United States Marine Corps protecting his country from all enemies, foreign and domestic, by faithfully discharging his duties; and,

WHEREAS, Botetourt County, and more specifically the Eagle Rock community, its citizens and visitors are safer because of the dedication and sincere commitment of Roger's volunteerism; and,

WHEREAS, Roger's untimely death impacted communities throughout Botetourt County and the Commonwealth of Virginia;

NOW, THEREFORE, we, the Board of Supervisors of Botetourt County, Virginia, do hereby recognize Roger Johns and his family for all of their service, dedication, and commitment to the citizens and visitors of Botetourt County; and,

BE IT FURTHER RESOLVED THAT, Roger's family will forever be in our thoughts and prayers as we all lost a great friend, colleague, father, brother, and firefighter.

Framed copies of this proclamation were presented to Mr. Johns' wife and mother along with copies of the Botetourt County flag.

Mr. Leffel stated that this is a personal issue for him as the Eagle Rock Fire Department is located in his district and he personally knows the Johns family. He thanked the family for all that they have done and continue to do to serve the citizens of Botetourt County. Mr. Leffel stated that, on behalf of the entire community, there are no words to express the County's appreciation for their efforts and sorrow for the family's loss.

After questioning by Mr. Leffel, it was noted that there was no one present to speak during the public comment period.

Mr. Steve Vest, Library Director, then introduced Ms. Rhonda Bandy to the Board. He noted that Ms. Bandy began work as the Fincastle Branch Librarian on June 5. Mr. Vest stated that she is a native Virginian, has a degree from Radford University, and obtained her Masters in Library Science from North Carolina Central University.

Ms. Bandy stated that she is excited to be a part of the Botetourt Library system.

The Board welcomed Ms. Bandy to employment with Botetourt County.

On motion by Mr. Leffel, seconded by Mr. Dodson, and carried by the following recorded vote, the Board approved the following consent agenda items: (Resolution Number 17-06-03)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Approval of minutes of the regular meeting held on May 23, 2017;

Approval of the following transfers and additional appropriations:

Transfer \$1,249.84 to Central Purchasing – Store Supplies, 100-4012530-12530-6021, from various departments as follows for store supplies usage:

- \$328.00 County Admin. – Marketing, 100-4012110-12110-5840
- \$165.00 Fire and EMS – Other Oper. Supplies 100-4035500-35500-6014
- \$ 13.47 Financial Services – Office Supplies, 100-4012430-12430-6001
- \$176.95 Maintenance – Repairs, 100-4043000-43000-6007
- \$385.42 Library - Office Supplies, 100-4073100-73100-6001
- \$ 12.00 Comm. Development – Office Supplies, 100-4081200-81200-6001
- \$169.00 Econ. Development – Marketing, 100-4081500-81500-5840

Transfer budgeted funds of \$15,000 from Central Garage, 4012560-12560 to General Services, 100-4040000-40000. This transfer will cover wage and benefit costs for an employee charged to General Services that also provides support for Central Garage.

Transfer budgeted funds of \$39,905 from CIP - Economic Development Program, 100-4094000-81500-8012-803 to CIP – Industrial Site Infrastructure, 100-4094000-81510-9402-808. This transfer will cover costs for the Greenfield boundary study and an economic incentive payment (Flying Mouse Brewery).

Transfer budgeted funds of \$16,775 from Revenue Refunds, 100-4091000-92000-5999 to Correction and Detention – Repair and Maintenance – Equipment, 100-4033100-33100-3311. This transfer will cover an emergency repair of a sewer line during the year.

Additional appropriation in the amount of \$4,918.75 to Recreation and Facilities - Marketing, 100-4071100-71100-5840. These are funds received from Bank of Botetourt for the purchase of a scoreboard for the Greenfield Elementary gym.

Additional appropriation in the amount of \$4,981.05 to Correction and Detention – Medical and Lab Supplies, 100-4033100-33100-6004. These are funds received from Craig County for inmate medical expenses.

Additional appropriation in the amount of \$1,258.69 to Correction and Detention – Various Accounts, 100-4033100-33100. This is for contract payments and inmate medical co-pays.

Additional appropriation in the amount of \$5,197.91 to Sheriff's Department – Repairs and Maintenance – Equipment, 100-4031200-31200-3311. These are insurance proceeds received for repairs to a Sheriff's vehicle.

Additional appropriation in the amount of \$1,436.30 to Sheriff's Department – Various accounts, 100-4031200-31200. These are funds received for the sale of brass casings, the use of the firing range, contract payments, donations, and miscellaneous reimbursements.

Additional appropriation in the amount of \$7,974.44 to Recreation and Facilities – Education and Recreation Supplies, 100-4071100-71100-6013. These are donated and sponsorship funds received for the Fishing Carnival.

Additional appropriation in the amount of \$250 to Recreation and Facilities – Education and Training, 100-4071100-71100-3180. These are donated funds received for the Character Counts! Youth Academy.

Additional appropriation in the amount of \$3,031.98 to Sheriff's Department – DMV Salaries, 100-4031200-31200-1800. These are DMV grant funds received from the State for alcohol enforcement and occupant protection.

Additional appropriation in the amount of \$179,886.20 to Dale Court Water Line Extension, 100-4094000-40000-8012-423. This is an appropriation for work performed to date on this project that will be covered by grant funding submitted and to be received.

Additional appropriation in the amount of \$110,160.52 to VDOT Revenue Sharing, 100-4094000-40000-9409-809. This is an appropriation for work performed to date for the Blue Ridge Turnpike project that will be covered by grant funding submitted and to be received.

Additional appropriation in the amount of \$10,120.00 to Fire and EMS – Capital Outlay – Other Capital, 100-4035500-35500-8012. These are Fire Program funds received from the State.

Additional appropriation in the amount of \$105,901.81 to Dale Court Water Line Extension, 100-4094000-40000-8012-423. This appropriation covers costs to date for the portion of the project that is not covered by grant funding.

Additional appropriation in the amount of \$3,965.77 to Unemployment Claims, 100-4091000-91000-2600. This appropriation covers unemployment claims incurred for FY17.

Additional Appropriation in the amount of \$17,848.47 to VDOT Revenue Sharing, 100-4094000-40000-9409-809. This appropriation covers costs to date for the portion of the Blue Ridge Turnpike project that will not be covered by grant funding.

Additional appropriation in the amount of \$21,650 to Juvenile Detention Center – Purchase of Services, 100-4033200-33200-3800. This appropriation will be used to cover year-end expenditures in excess of budget.

Additional appropriation in the amount of \$38,169.01 to Greenfield Historic Resources, 100-4094000-72243-8012-733. This appropriation provides coverage for FY17 expenditures.

Additional appropriation in the amount of \$95,000 to Children's Services Act (CSA) - Professional Services, 100-4053500-53500-3100. This appropriation covers costs in excess of the amended budget.

Additional appropriation in the amount of \$27,000 to Waste Management, 100-4042400-42400. This appropriation will cover recycling and leachate costs in excess of budget;

Approval of the Accounts Payable list and ratification of the Short Accounts Payable List;

Approval of the attached amendments to the Employee Personnel Policy Manual regarding sick leave; and

Approval an Administrative Services Agreement with the Department of Social Services regarding payroll processing.

Consideration was then held on approval of the FY 17-18 budget appropriation resolution and the Capital Improvements Plan (CIP). Mr. Tony Zerrilla, Director of Finance, stated that the Board previously approved the General Fund and School budgets for FY 2017-18 and the tax levies for calendar year 2017. He noted that today's budget appropriation request, which includes the approved budget for the schools, would appropriate the budget to each respective department and categorical area.

Mr. Zerrilla stated that the Board is also being requested to approve the CIP for FY 19 through FY 22 for planning purposes only.

After questioning by Mr. Williamson, Mr. Zerrilla stated that the figures included in this resolution are consistent with the budget as advertised.

There being no further discussion, on motion by Mr. Williamson, seconded by Mr. Martin, and carried by the following recorded vote, the Board approved the following budget appropriation resolution and the Capital Improvements Plan for Fiscal years 2019-2022 for planning purposes only.

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Resolution Number 17-06-04

WHEREAS, the General Fund, School Budgets, and Tax Levies have been approved for Fiscal year 2017-2018,

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Botetourt County hereby makes the following categorical appropriations for Fiscal year 2017-2018 for the functions, as indicated; and the Treasurer of Botetourt County is authorized to transfer local funds, as needed, not to exceed \$24,199,282 to the School Operating Fund.

100-4011100 - 11010	Board of Supervisors	239,891
100-4012110 - 12110	County Administrator	373,230
100-4012120 - 12120	Deputy Administrators	365,524
100-4012310 - 12310	Commissioner of Revenue	403,456
100-4012410 - 12410	Treasurer	484,056
100-4012430 - 12430	Financial Services	349,329
100-4012510 - 12510	Technology Services	901,523
100-4012530 - 12530	Central Purchasing	94,794
100-4012560 - 12560	Central Garage	87,155
100-4013300 - 13300	Electoral Board/Registrar	263,234
100-4021100 - 21100	Circuit Court	61,471
100-4021200 - 21200	General District Court	25,599
100-4021300 - 21300	Magistrate	967
100-4021600 - 21600	Clerk of Circuit Court	647,890
100-4022100 - 22100	Commonwealth's Attorney	767,582
100-4031200 - 31200	Sheriff	4,940,168
100-4031400 - 31400	Dispatch	873,245
100-4032200 - 32200	Volunteer Fire & Rescue	1,183,689
100-4035500 - 32421	Western Va. EMS Council	6,722
100-4033100 - 33100	Correction & Detention	4,251,942
100-4033200 - 33200	Juvenile Detention Center	90,000
100-4033300 - 33300	Probation Office	4,701
100-4035100 - 35100	Animal Control	597,454
100-4035500 - 35500	Fire & EMS	3,565,443
100-4035600 - 35600	Emergency Communications	283,971
100-4040000 - 40000	General Services	328,956
100-4042400 - 42400	Division of Waste Management	746,525
100-4043000 - 43000	Maint. of Gen. Bldgs. & Grounds	777,008
100-4051000 - 51100	Local Health Department	329,252
100-4051000 - 52500	Mental Health Service Board	38,743
100-4051000 - 53710	Total Action For Progress (TAP)	1,000
100-4051000 - 53716	Brain Injury Services	2,500
100-4053000 - 53000	Social Services	1,355,234
100-4053500 - 53500	Children's Services Act (CSA)	1,402,977
100-4053730 - 53730	Child Health Invest. Partn. (CHIP)	2,000
100-4081200 - 81200	Community Development	832,867
100-4051000 - 53740	Roanoke Area Ministries	1,000
100-4081200 - 69130	Botetourt County FFA Alumni	1,000
100-4051000 - 53775	Botetourt Resource Center	10,000
100-4051000 - 53780	League of Older Americans	11,000

100-4068000 - 00000	Community Colleges	37,140
100-4071100 - 71100	Recreation & Facilities	1,276,262
100-4071300 - 71300	Botetourt Sports Complex	417,201
100-4071500 - 71500	Van Program	62,655
100-4072000 - 72240	Botetourt Co. Museum/Hist. Society	9,000
100-4072000 - 72241	Standing Room Only	7,000
100-4072000 - 72242	Attic Productions	7,000
100-4073100 - 73100	Library	1,098,566
100-4081200 - 81210	Planning District Commission	31,812
100-4081200 - 81220	Roanoke Valley Transp. Plann. Org.	2,688
100-4081200 - 81240	Virginia's Blue Ridge	160,826
100-4081200 - 81250	Roanoke Valley Greenway Comm.	14,420
100-4081200 - 81410	Roanoke Valley Broadband Auth.	5,000
100-4081200 - 81510	Economic Devel. Partnership	69,317
100-4081200 - 82500	Environmental Management	19,155
100-4081500 - 81500	Economic Development	413,743
100-4081500 - 81520	Western Va. Reg. Ind. Facility Auth.	6,101
100-4083000 - 83000	Cooperative Extension Program	64,443
100-4091000 - 91000	Wellness Program	55,000
100-4091000 - 91000	Personnel Compensation Adjustm.	175,000
100-4091800 - 91800	EDA Transfers	1,850,000
100-4094000 -	Capital Projects	1,810,000
	TOTAL GENERAL FUND	34,295,427
100-4095000 -	Debt Service - County/VPSA	2,808,318
100-4095000 -	Debt Service - School Literary Fund	716,777
	TOTAL DEBT SERVICE FUNDS	3,525,095
100-4091000 - 93000	Contingency	177,338
220-4050000 -	School Operations	50,291,048
	Self-Sustaining Funds	3,197,602
	School Nutrition Fund	1,776,000
	Textbook Fund	1,550,000
	Capital Reserve Fund	310,000
	TOTAL SCHOOL FUND	57,124,650
	TOTAL ALL FUNDS	95,122,510

Consideration was then held on the advertisement of a public hearing on proposed amendments to Chapter 6 Buildings and Building Regulations of the Botetourt County Code regarding unsafe structures. Mr. Jeff Scott, Building Official, stated that his office has received approximately 12 unsafe structure complaints over the past two years. He noted that most of the complaints were resolved by the property owner after receipt of a letter of notification from his office. He noted that on at least one property the County had to take action to secure the structure to keep trespassers out.

Mr. Scott stated that most of the complaints pertain to abandoned houses with broken/open windows and doors and, in one instance, an open septic tank. He noted that most of the

complaints are from someone other than a tenant or renter; such as, neighbors, deputies, and Fire/EMS personnel.

After discussion, Mr. Scott stated that he and the County Attorney conducted a review of Chapter 6 Buildings and Building Regulations of the County Code. He noted that they determined that the ordinance references Part 1 of the Virginia Uniform Statewide Building Code (VUSBC) but did not include provisions under Part 3 (Property Maintenance Code) which provides more specific regulations regarding unsafe structures.

Mr. Scott stated that Part 1 requires that any unsafe structure complaint be made by the tenant; however, there is no clear direction in the ordinance for investigating/resolving a complaint made by anyone other than the tenant. He noted that the draft Code amendments included in the Board's agenda packet include language that all unsafe structure concerns should be investigated regardless of the source of the complaint.

He stated that the ordinance also provides a clarification of the definition of an unsafe structure by using the description contained in the Code of Virginia and includes appropriate actions for the Building Official to take if an owner does not respond to an unsafe structure determination.

After questioning by Mr. Leffel regarding unsafe farm buildings/barns, Mr. Scott stated that a structure that is removed/remote from adjacent, occupied properties does not necessitate action by his office. He noted that the draft amendments are steered toward unsafe structures near subdivisions or areas of residential structures.

Mr. Williamson noted that he is concerned about the determination of whether a farm building located within a certain distance of a residence is an unsafe structure.

Mr. Scott stated that he welcomes input on differentiating the distance in this situation.

Mr. Leffel noted that his question pertained to open buildings on working farms.

Mr. Williamson noted that there are also several historic buildings along the James River that could be considered unsafe and questioned how these proposed amendments would prevent a historic structure from being demolished.

After further questioning by Mr. Williamson, Mr. Lockaby, County Attorney, stated that he believes that Mr. Scott knows how these proposed ordinance amendments are to be enforced and understands that the language will be what controls these enforcement actions. Mr. Lockaby stated that he could "tighten up" some of these definitions based on the Board's comments.

Mr. Lockaby further stated that revising this ordinance was brought up after the County received complaints regarding unsafe structures located near residences. He further noted that the County does not want to adopt a Maintenance Code as it includes very specific provisions on how properties/structures should be maintained.

After discussion, Mr. Williamson suggested that Mr. Lockaby and Mr. Scott further revise these proposed ordinance amendments based on the Board's comments today and bring these revisions back to the Board at the July regular meeting for further review.

After discussion, on motion by Mr. Williamson, seconded by Mr. Leffel, and carried by the following recorded vote, the Board tabled consideration of proposed amendments to Chapter 6 Buildings and Building Regulations of the Botetourt County Code regarding unsafe structures until the July regular meeting to allow staff to make further revisions pertaining to agricultural-type structures. (Resolution Number 17-06-05)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

A public hearing was then held on an amendment to the FY 2016-17 County budget regarding a supplemental appropriation for Commonwealth's Opportunity Funds received for distribution to Eldor Corporation and Home Brew Mart, Inc. Mr. Tony Zerrilla, Director of Finance, stated that the County's auditors, Robinson, Farmer, Cox Associates, have recommended that a public hearing be held on two pass-through appropriations of economic development incentive funds from the State of Virginia as each of these appropriations exceeded 1% of the County's total annual budget. He noted that these funds were incentives for the Eldor (\$2 million) and Ballast Point (\$1 million) projects.

He noted that this public hearing was advertised in The Fincastle Herald on June 14.

Mr. Williamson stated that this is a technical interpretation by the auditors as no local funds, only pass-through monies, were included in these incentive payments. Mr. Zerrilla agreed with Mr. Williamson's statement.

After questioning by Mr. Leffel, it was noted that there was no one present to speak regarding this matter. The public hearing was then closed.

There being no further discussion, on motion by Mr. Williamson, seconded by Mr. Dodson, and carried by the following recorded vote, the Board approved an amendment to the FY 2016-17 County budget for a supplemental appropriation for Commonwealth's Opportunity Funds received for distribution to Eldor Corporation (\$2 million) and Home Brew Mart, Inc. (\$1 million). (Resolution Number 17-06-06)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Consideration was then held on approval of the County Administrator's employment contract. Mr. Williamson stated that approximately 18 months ago, the Board of Supervisors entered into a two year employment contract with Mr. Gary Larowe to serve as County Administrator. He noted that this contract will expire in October 2017 and the Board has conducted discussions with Mr. Larowe over the past few months on an extension to this contract.

Mr. Williamson stated that it is being recommended that the Board enter into a five year contract with Mr. Larowe to expire in October 2022. He noted that there is no proposed change to the base salary amount.

There being no further discussion, on motion by Mr. Williamson, seconded by Mr. Dodson, and carried by the following recorded vote, the Board approved a five year employment contract with Mr. Gary Larowe as Botetourt County Administrator to expire in October 2022. (Resolution Number 17-06-07)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Mr. Leffel noted that there were no committee reports other than the Transportation Safety Commission met last week.

Mr. Kevin Hamm, Maintenance Operations Manager, and Mr. Brian Blevins, Assistant Resident Engineer, with the Virginia Department of Transportation, were then present to speak to the Board.

Mr. Hamm then reviewed VDoT's monthly report. Mr. Hamm stated that work on the I-81 bridge across the James River at Buchanan will cease over the long Fourth of July holiday weekend. He noted that all other on-going VDoT projects are running smoothly.

After questioning by Mr. Williamson regarding repair of rough pavement on I-81 near the truck scales, Mr. Hamm stated that VDoT is working on removal of slabs beneath the pavement surface from mile marker 149.5 to the Route 779 (Valley Road) overpass. He noted that this project should be completed later this summer.

Mr. Hamm then stated that paving of secondary roads including Route 779 beyond the landfill, Route 655 (Old Fincastle Road) from Route 635 to Route 220, Glebe Road, Vine Street in Fincastle, and the entire lengths of Sanderson Drive and Mountain Pass Road will be conducted late this summer. He noted that the paving contractor is currently working on Old Fincastle Road. Mr. Hamm further noted that there are two separate paving crews working in the County.

He noted that they had received citizen complaints about loose gravel from the recent surface treatment of streets behind Lord Botetourt High School. He noted that a sweeper was brought in to pick up the loose gravel.

After discussion, Mr. Hamm stated that there were 4 land development/land use projects recently reviewed by VDoT staff and VDoT has issued 8 private entrance and utility permits in the past month. He further stated that their headquarters staff has been busy with cleanup work from the various storms/downpours over the past month and mowing has begun on the secondary roads.

Mr. Hamm noted that there was some confusion caused by a recent newspaper article as to when work on British Woods Drive would begin. He noted that this work should begin after July 1, 2017 and noted that there is some drainage and pipe work along the roadway which needs to be completed prior to paving.

He stated that work on the cul-de-sac and surface treatment of Bridge Street North in Buchanan is proceeding and should take approximately two weeks to complete.

Mr. Martin then stated that he has received another request for a traffic signal at the Route 460/Webster Road intersection.

After discussion, Mr. Hamm noted that VDoT has recently had a couple of issues on Webster Heights Road and they have relocated one of the "No through trucks" signs to make it more visible to tractor trailer drivers. He stated that they are also considering making the signs larger.

Mr. Martin noted that, according to the citizen who contacted him, most of the tractor trailers are using this road between 7 AM and 8AM.

Mr. Hamm noted that, as there are signs posted restricting through truck traffic, this is now an enforcement issue by the Sheriff's Department.

Mr. Hamm further stated that the request for a traffic light study at the 460/Webster Road intersection was submitted to their Engineering Department earlier this year and he will check on its status.

After questioning by Mr. Williamson, Mr. Hamm stated that he believes that VDOT personnel are working on repairing the sunken area on Brugh's Mill Road today so this section of the roadway can be paved.

After questioning by Mr. Williamson regarding the Blue Ridge Turnpike project, Mr. Hamm stated that this project has not been completed as some paving work is still needed to smoothly connect the new and old roadway sections.

After questioning by Mr. Dodson, Mr. Hamm stated that Mr. Blevins will be able to respond to the status of the Route 220 corridor study.

Mr. Dodson then acknowledged receipt of an electronic message from Mr. Hamm in reply to his questions about a Stop sign on Azalea Drive; however, Mr. Dodson noted that he has not yet had time to read the message.

Mr. Hamm noted that the citizens will have to provide a lot of information regarding this request which would eventually be submitted to the Supervisors for approval.

Mr. Dodson noted that he had also received a citizen's request as to when the portion of Country Club Road (Route 665) between Blacksburg Road and Haymakertown Road is scheduled for paving.

Mr. Hamm noted that he had received a similar request from a County staff member last week. He stated that this roadway is scheduled for surface treatment in the summer of 2019.

Mr. Dodson stated that there are crumbling shoulders along portions of this roadway which need to be repaired.

Mr. Hamm noted that he would have their maintenance staff review this roadway to see if any repairs were needed at this time.

After questioning by Dr. Scothorn regarding repairs to the pavement in Hunter's Green Subdivision, Mr. Hamm stated that the sections of crumbling pavement are on their schedule to be repaired; however, the areas where the pavement has settled could be delayed.

Mr. Blevins then noted that the Route 220 Corridor Study, if it is funded, would have those monies allocated through VDOT's Planning Department. Mr. Blevins noted that he spoke last week with VDOT's District Planner about this project which includes both safety improvements and long-term projects along Route 220 from Greenfield to U. S. Route 460 at Bonsack.

Mr. Dodson stated that the conditions along Route 220 "are not going to get any better" and a starting place is needed. He noted that the main area for study is from Greenfield to Bonsack.

Mr. Williamson then thanked VDOT's staff for their help in having the turn lane on Route 220 north at Valley Road extended.

A public hearing was then held on the FY 18-23 Secondary System Six Year Plan and the FY 17-18 Secondary System budget.

Mr. Brian Blevins, VDOT's Assistant Resident Engineer, noted that this is the same project cost and construction schedule information as was presented to the Board members at their May regular meeting. He noted that the "0" priority projects include a bridge on Arcadia Road over Jennings Creek, the Catawba/Etzler Road bridge/intersection project, Buhrman Road; Priority #1 is Glebe Road; Priority #2 is McFall's Road; Priority #3 is White Church Road; Priority #4 is Stone Coal Road, and Priority #5 is British Woods Drive.

He noted that British Woods Drive should be able to be completed by late summer/early fall this year. He further noted that work on McFall's Road will begin when the Buhrman Road project is closed out.

After questioning, it was noted that there was no one present to speak regarding this matter. The public hearing was then closed.

On motion by Mr. Williamson, seconded by Mr. Leffel, and carried by the following recorded vote, the Board adopted the FY 2018-2023 Secondary System Six Year Plan and the FY 17-18 Secondary System budget as submitted. (Resolution Number 17-06-08)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Discussion was then held on various appointments.

On motion by Mr. Williamson, seconded by Mr. Leffel, and carried by the following recorded vote, the Board reappointed Mr. Todd Dodson as the County's elected representative on the Roanoke Valley Transportation Planning Organization for a three year term to expire on June 30, 2020. (Resolution Number 17-06-09)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

On motion by Mr. Leffel, seconded by Mr. Williamson, and carried by the following recorded vote, the Board appointed Mr. Steve Vaughn of 396 Bessemer Lane, Eagle Rock, Virginia, as the County's representative on the Dabney S. Lancaster Community College Advisory Board for a term to expire on June 30, 2018, and directed staff to send a letter to Mr. Robert R. Collins thanking him for his previous service on this Board. (Resolution Number 17-06-10)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

On motion by Mr. Dodson, seconded by Dr. Scothorn, and carried by the following recorded vote, the Board reappointed Mrs. Mary Ann L. Miller as a citizen representative on the Roanoke Valley Greenway Commission for a three year term to expire on June 30, 2020. (Resolution Number 17-06-11)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

On motion by Mr. Leffel, seconded by Mr. Dodson, and carried by the following recorded vote, the Board appointed Mr. Jack Leffel and Mr. John Williamson as Board of Supervisors representatives to serve on the Trash Collection Franchise Proposal Review Committee. (Resolution Number 17-06-12)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

The Chairman then called for a 10 minute break.

The Chairman called the meeting back to order at 3:05 P. M.

Consideration was then held on the adoption of an authorizing resolution and financing documents for the School energy savings contract financing. Mr. Tony Zerrilla, Director of Finance, that the school system is requesting financing in an amount not to exceed \$6.6 million to fund energy saving enhancements to various school facilities. He noted that the amount of savings accrued is expected to pay the projects' debt service. Mr. Zerrilla stated that as of this time the total amount of the financing is \$6,512,000.

He noted that Mr. Jimmy Lyon, the School System's Director of Administration and Finance, was also in attendance at this meeting. Mr. Zerrilla stated that School and County staff have been working with legal and agency principals to review and refine the bond purchase and lease acquisition agreement, the financing lease, and many other required documents for this financing.

Mr. Zerrilla stated that the County's bond counsel, Webster Day, has assisted with this project and drafted financing resolutions for consideration by the Supervisors and School Board. He noted that the School Board adopted their respective financing resolution at their June 22 meeting. Mr. Zerrilla stated that this resolution references the various documents and agreements necessitated by this contract as well as explaining that execution of these documents are subject to principal and interest payments which are subject to an annual County budget appropriation.

Mr. Zerrilla noted that the first debt service payment is due in August 15, 2017, and he would also request approval today of an appropriation in the amount of \$28,000 to fund this payment.

He stated that the financing will have a taxable interest rate of 3.75% but will be reduced due to the receipt of a federal subsidy. Mr. Zerrilla further stated that the County's financial advisors, Davenport and Company, notified him last Friday that there has been a change to the formula applied to the tax credit bond rate and the rate has moved from 4.42% to 4.10%. He noted that this will reduce the amount of interest rate credit. Mr. Zerrilla then stated that as a result the net interest rate has increased from 0.869% to 1.078%.

After questioning by Mr. Williamson, Mr. Zerrilla stated that the gross interest rate credit decreased and the net interest rate increased on these taxable Qualified Energy Conservation Bonds (QECCB). He further stated that taxable financing still remains the best option to finance this project.

Mr. Zerrilla noted that, excluding the Johnson Controls' Performance Management Fee, there will be positive cash flow savings of \$313,000 and ultimately the fee will be covered by energy and operational savings from these building/infrastructure improvements.

Mr. Zerrilla requested that the Board adopt the financing resolution for this project as included in their agenda packets and approve an appropriation in the amount of \$28,000 for the August 15 debt service payment.

Mr. Lyon noted that there are over 25 different documents associated with this lease financing project which he and Mr. Zerrilla have reviewed over the past few weeks.

Mr. Zerrilla noted that closing on this project is scheduled for July 5 and the interest rate credit will be locked in tomorrow.

Mr. Williamson then questioned if the \$28,000 appropriation for the first debt service payment could be transferred from the School's account.

Mr. Zerrilla stated that the County had previously indicated that they would be responsible for the debt service payments on this project. He noted that the project savings are supposed to fund the debt payments.

Mr. Williamson suggested that this appropriation be covered from the School budget's Utility line item. Mr. Lyon agreed with this suggestion.

Mr. Dodson stated that these monies could be appropriated from the General Fund.

Mr. Zerrilla stated that funds for the first debt service payment would be rolled over to the FY 18 budget.

There being no further discussion, on motion by Mr. Williamson, seconded by Mr. Martin, and carried by the following recorded vote, the Board adopted the attached resolution approving the lease financing of energy efficiency improvements to Botetourt County public school facilities and authorizing the execution, delivery and performance of a financing lease and related documents and actions, and approved an appropriation in the amount of \$28,000 from the General Fund Undesignated Fund Balance to account 100-4095000-60000-9500-696 to be used for the project's August 15, 2017, debt service payment. (Resolution Number 17-06-13)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Updates were then given on various utility-related projects in the County.

Mr. Stephen Clinton, Mr. Gary Robertson, and Mr. Mike McEvoy were then noted as being present from the Western Virginia Water Authority.

Mr. Clinton thanked the Board for appointing him as the County's representative on the Authority's Board of Directors and noted that they are present today to give an update on the Authority's activities for the past 12 months. He noted that Mr. Robertson oversees the WVWA's water infrastructure and Mr. McEvoy oversees the wastewater infrastructure.

Mr. Clinton stated that he believes that the Authority is a high performing organization. He noted that the Authority was organized in 2004 and is the largest water authority west of Richmond with approximately 50,000 water and wastewater customers in the counties of Botetourt, Franklin, and Roanoke, Roanoke City, and the Bedford Service Authority.

He noted that in FY 17 they oversaw a peak flow enhancement project at the Roanoke Regional Water Pollution Control Plant, the Smith Mountain Lake water treatment facility with Bedford County, elevated tank water storage capacity at the Interstate 581/81 interchange, and continued with an aging infrastructure replacement program.

Mr. Clinton further noted that, as a standing assessment of metrics, the Authority is financially stable, meets each year's covenants, and annually add to their financial reserves. He noted that the water/wastewater industry has many standards and the Authority met or exceeded the median standards in 9 of 13 separate categories and exceeded the 25% percentile nationally.

Regarding community engagement, Mr. Clinton stated that Mr. Paul Peery, who oversees the Botetourt operations, has 6 people on his maintenance staff who receive the support they need for their "operations" mission. He noted that the Authority also maintains sewage treatment plants in Eagle Rock, Glen Wilton, and Fincastle.

Mr. Clinton stated that in FY 17, a study of the Tinker Creek Interceptor system was conducted. He noted that this system is adequate to handle the County's sewer needs and has

the correct slopes for the transport of wastewater to the treatment plant in Roanoke City. He noted that the plant, which has a capacity of approximately 8 million gallons, currently handles 2 million gallons per day from Botetourt County. Mr. Clinton further stated that the sewer line under I-81 at Exit 150 is being upgraded from a 6" to a 12" line and they are ensuring that portable backup power at the various pump stations is available in the event of unanticipated outages. He noted that they currently have 3 generators in Botetourt County. Mr. Clinton further stated that the sewer rates for Botetourt and Roanoke counties recently increased by 50¢ per gallon but the water rates have remained flat.

In the future, Mr. Clinton noted that a new pump station is proposed for the Hollins area, a second sewer line will be installed under I-81, and upgrades are planned to various lift stations and the Eagle Rock Sewage Treatment Plant.

Mr. Clinton then stated that, in his opinion, the Authority is a high-performing organization, professionally managed, and appropriately staffed which provides affordable services to its customers. He noted that their Board of Directors is engaged and the system has adequate capacity for the foreseeable future.

Mr. Clinton noted that he believes that the secret ingredient to the Authority's successful operation is their motivated staff. He further noted that the employees have competitions on their day to day activities and have won regional, State, and national awards.

Mr. Williamson noted that he worked with Mr. Robertson and Mr. McEvoy for approximately 10 years when he worked at Roanoke Gas Company. He noted that the Authority is a very good organization and he does not believe that Ballast Point Brewery would have located in the County without the Authority's assistance.

Mr. Dodson stated that one of the good things that he has been involved in since he became a Supervisors member was the County joining the Water Authority.

After questioning by Mr. Dodson, Mr. Clinton stated that the Authority is participating in a worker apprenticeship program.

Mr. Robertson further stated that this will be the first year of the program with participants from the Roanoke County school system. He noted that their goal is to extend the program regionally to offer apprenticeship programs to train future water and wastewater operators and work with other businesses that could provide welders, air conditioning repair personnel, etc. He noted that the internship program begins with 10th grade students.

After discussion, Mr. Robertson stated that they are looking for students who want a good career.

After further questioning by Mr. Dodson, Mr. Robertson stated that they are ready to begin the program and will work with Virginia's Department of Education and Department of Labor to certify the other school systems to provide this work program.

Mr. Martin stated that he had some concerns about the County joining the Authority but he has not heard of any complaints about the Authority's operations from his constituents.

Mr. Leffel thanked Mr. Clinton for his report and for his willingness to serve as the County's representative on the Authority's Board of Directors.

Mr. Joe Jones, External Affairs Supervisor, along with Mr. David Wright and Mr. John Shively with American Electric Power were then present to update the Board of their recent and future infrastructure improvements in the County.

Mr. Jones then expressed his appreciation and thanks to the Board of Supervisors. He noted that Botetourt County's government is one of the best organizations that he works with and he appreciates the County's cooperative efforts.

Mr. Jones stated that Mr. Wright has been project manager of the Cloverdale substation improvement project for the past five years. He noted that the physical improvement work at the site began 3 years ago and was a team effort. He further noted that the project had a phenomenal safety record.

Mr. Jones stated that the substation improvement project is 99% complete with some additional minor work to be completed in September and then erosion and sediment control-related work will be done next year. He noted that through December 2016 it is estimated that \$166 million in asset investment has been put into service with the Cloverdale project.

Mr. Jones further stated that AEP also made \$60 million in upgrades to their transmission line from Cloverdale to Lexington last year and in 2017 an additional \$60 million in asset improvements are proposed with \$41 million in service improvements made to date.

He noted that following future additional enhancements to the Cloverdale substation are planned: in 2018--\$4.7 million; in 2019--\$15 million in improvements from the Cloverdale to Mount Union substation; and in 2020--\$39 million in enhancements to various substations. He noted that these improvements total \$58.7 million from 2018 to 2020, with a total of \$285 million in system enhancements in Botetourt County through 2020.

Mr. Dodson stated that he was first elected to the Board of Supervisors when the Cloverdale substation project began. He noted that the public outreach by AEP before and during this project was great and set a standard for customer relations.

Mr. Leffel stated that he agreed with Mr. Dodson's comments. He noted that AEP's public relations activities on the Cloverdale project were impressive.

Mr. Martin stated that the Board will miss working with both Mr. Jones and Mr. Wright and wished them a wonderful retirement.

Mr. Jones noted that Mr. Larry Jackson from Lynchburg will be his replacement at AEP.

Dr. Scothorn then thanked them for their report and wished Mr. Jones and Mr. Wright a great retirement. He then noted that the Cloverdale substation is located in his district and he appreciated the meetings that Mr. Wright and Mr. Jones held with him on this project and their contacts with the community. Dr. Scothorn stated that he did not receive any complaint calls from citizens about this project.

Mr. Jones thanked the Board for their comments.

Mr. C. J. Boothe, Project Engineer with Roanoke Gas Company, then provided a PowerPoint presentation on the company's recent and ongoing upgrade projects.

Mr. Boothe stated that \$4.5 million in gas line upgrades are currently underway in the County. He also thanked the towns of Fincastle and Buchanan for working with them during these improvement projects.

Mr. Boothe stated that Roanoke Gas currently has 2 crews installing a new 4" gas line in Fincastle between Carper Street and Grove Hill Road (Route 606). He noted that the project is approximately 50% complete and should be finished in October.

Regarding the Troutville project, Mr. Boothe stated that this open-cut project from Route 651 (Stony Battery Road) to Route 779 (Valley Road) includes the installation of a new 6" plastic gas line to replace the 4" line serving the Virginia Transformer Company site. He further

noted that the project also includes using two crews to replace the line which runs beneath U. S. Route 11. He noted that this project necessitates closing the two middle lanes to traffic to allow their crews to safely work. Mr. Boothe stated that a new 4" gas line will also be installed along Valley Road.

After discussion, Mr. Boothe stated that the work on this gas line upgrade project will extend into 2018. He further stated that their work in the residential area behind Lord Botetourt High School is almost completed with the extension to the school from Azalea Drive still remaining to be done. Mr. Boothe noted that a 2" line is being installed in this area and work in Orchard Lake Subdivision is still to be completed.

Mr. Boothe stated that this project will result in 6.16 miles of new gas lines in the County: 11,502' in Fincastle, 12,614' in Troutville, and 8,408' in Daleville.

After discussion, Mr. Boothe stated that approximately 7,800' of new line is still to be installed in the Fincastle area but should be completed by October 2017; approximately 11,100' of line is still to be installed in Troutville and should be completed by January 2018; and approximately 3,400' remains to be installed in Daleville with a September 2017 completion date. He noted that approximately 2 miles of construction has been completed at this time.

After questioning by Mr. Williamson, Mr. Boothe stated that their work crews will have to go under the pavement along Valley Road as they do not have adequate right-of-way along the roadway's edge to install the new line.

Mr. Boothe stated that the project has been slow because of the rock and vehicular traffic in their work areas.

After further questioning by Mr. Williamson, Mr. Boothe stated that they will mill and pave the roadway when this project is completed.

Mr. Boothe also stated that VDoT is replacing the bridge on Route 11 near the Southern States' warehouse. He noted that this bridge has a 4" steel coated gas main in the bridge abutment which will need to be replaced by July/August 2017 so that the bridge project can proceed on schedule.

After questioning by Dr. Scothorn, Mr. Boothe stated that the standard depth for main gas lines is 36" and their plastic service lines are placed between 18" and 24" underground. After further questioning, Mr. Boothe stated that they do have leak detection equipment.

Mr. Williamson stated that before 1972/1973 natural gas lines were made out of a different type of plastic than is used today and over time the old plastic lines became brittle.

Mr. Boothe stated that the old plastic lines were placed directly on top of rock and the velocity of the gas passing through the pipe caused the plastic to split as it rubbed against the rock.

After questioning by Dr. Scothorn, Mr. Williamson stated that the new plastic lines have an indefinite life.

There being no further discussion, the Board thanked Mr. Boothe for this update presentation.

Consideration was then held on the appointment of a County representative on the Western Virginia Water Authority's Board of Directors for a four year term to expire on June 30, 2021.

It was noted that Mr. Steve Clinton has held this position since June 2016.

Mr. Williamson stated that he appreciated Mr. Clinton's service on the Authority for the past year and asked that staff send him a letter of appreciation for his time and efforts.

Mr. Dodson stated that Mr. Hunter Young would be a great addition to the Water Authority's Board of Directors. He noted that Mr. Young is currently chairman of the Roanoke Valley/Alleghany Regional Commission's CEDS Committee (Comprehensive Economic Development Strategy) and a member of the Botetourt County Board of Zoning Appeals.

On motion by Mr. Williamson, seconded by Mr. Martin, and carried by the following recorded vote, the Board appointed Mr. Hunter Young of 3688 Country Club Road, Troutville, as the County's representative on the Western Virginia Water Authority's Board of Directors for a four year term which expires on June 30, 2021, and directed staff to send a letter to Mr. Steve Clinton thanking him for his previous service on the Board of Directors. (Resolution Number 17-06-14)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

Mr. Kevin Shearer, Director of General Services, and Mr. Greg Hannah, Solid Waste Manager, were then present to give an update on the County's Solid Waste Disposal Plan.

Mr. Shearer stated that the County's current landfill is operating under three Virginia Department of Environmental Quality (DEQ) permits (319, 519, and 582). He displayed an aerial map showing the locations of the three permitted disposal areas. Mr. Shearer noted that the 319 area has been closed out and capped since 1993; the permit for the 519 area was issued in March 1998; and the permit for the 582 area was issued in May 1995.

After questioning by Mr. Williamson, Mr. Shearer stated that the 519 disposal area is lined with bentonite.

Mr. Shearer stated that daily disposal operations in the cells were discontinued after the convenience center was opened in 2009. He noted that the County's trash is now taken to the Salem Transfer Station for disposal.

After questioning by Mr. Williamson, Mr. Shearer indicated the location of the Sheriff's Department shooting range on the landfill property map. He noted that this area consists of approximately 200 acres of the approximately 295 acre landfill property.

After further questioning by Mr. Williamson, Sheriff Ronnie Sprinkle stated that there are now water and sewer facilities available at the shooting range site.

Mr. Shearer stated that Roanoke Cement Company owns the land surrounding the landfill. He noted that the County still uses the 519 and 582 areas to occasionally dispose of trash. Mr. Shearer stated that the County currently has a trash disposal contract with the City of Salem; however, this contract was bought out by the Roanoke Valley Resource Authority (RVRA) last year. He noted that this contract expires on June 30, 2019, and either has to be renegotiated or the County needs to find another trash disposal solution.

Mr. Shearer stated that DEQ has informed the County that we have to discontinue use of the 519 disposal area by December 31, 2020 and complete capping/closure operations on that area within 180 days of the last trash-in date.

After questioning by Mr. Dodson, Mr. Shearer stated that the County is currently disposing a minimal amount of trash in the 519 area.

Mr. Shearer stated that closure of 519 has to be completed by June 30, 2021.

After questioning by Mr. Martin, Mr. Shearer stated that the County can continue to use the 582 area for trash disposal after the contract with the City of Salem/RVRA expires as that cell still has a "fair amount of life."

After further questioning, Mr. Shearer stated that the useful life of the 582 area depends on the amount of trash deposited. He noted that the County currently generates approximately 18,000 tons of residential trash each year with a majority of that taken to the Salem transfer station.

Mr. Shearer stated that the County could resume landfill operations in the 519 area as of July 1, 2018, until its DEQ-mandated closure date of December 31, 2020. He noted that this closure area consists of 4.5 acres and has an estimated closing cost \$900,000 including the installation of a synthetic cap.

Regarding the 582 area which consists of 10 acres, Mr. Shearer stated that the trash which currently is taken to Salem for disposal could be placed in this cell area. He noted that the current disposal fee is \$53.50/ton and the County could generate revenue if that same fee is applied to trash placed in the landfill. He noted that the estimated closure cost of this area is \$2 million. Mr. Shearer further stated that the estimated closure costs for 519 and 582 do not include long-term monitoring expenses such as leachate handling and disposal, gas vents and groundwater monitoring. He noted that DEQ requires 30 years of monitoring of a closed landfill cell area.

After questioning by Mr. Williamson, Mr. Hannah stated that approximately 6 acres of the 10 acres in the 582 area have been filled with trash. After further questioning, Mr. Hannah stated that an area fill is permitted on the 582 disposal area up to a certain elevation consistent with the closure height of the adjacent 519 area.

Mr. Shearer then reviewed financial estimates for landfill operations from July 1, 2018, through December 31, 2020, if the landfill again begins accepting trash. He noted that expenses totaling \$1.062 million, including equipment, fuel, supplies, one new staff member, and a 3 year annual capacity survey, and revenues of \$3.67 million from tipping fees at \$53.50/ton and sale of used equipment are estimated. He stated that this would result in \$2.6 million in net proceeds after expenses which would be placed in a reserve fund for future landfill closure costs.

After questioning by Mr. Dodson, Mr. Shearer stated that the purchase of a new compactor is factored into these expense figures. He noted that a loader could be used to compact the trash; however, it does not provide the same level of compaction as a compactor.

Mr. Shearer further stated that the County's consulting engineer on this project (Draper Aden Associates) has estimated that it will cost approximately \$3 million to close both the 519 and 582 cells (14.5 acres).

After questioning by Mr. Williamson, Mr. Hannah stated that the estimated life of the 582 permit area is 4 years.

After discussion, Mr. Tony Zerrilla, Director of Finance, stated that there was a \$5 million "buy in" cost if the County desired to join the RVRA.

Mr. Shearer stated that one additional landfill staff member will be needed if the 519 area is reopened for trash disposal, one additional piece of equipment will need to be purchased, and billing software will be needed for approximately 50 commercial accounts. Mr. Shearer stated that the Department of General Services currently has this software available.

After questioning by Mr. Williamson regarding expanding the landfill on the current site, Mr. Hannah stated that there are numerous issues with rock and solution cavities in the area's karst terrain. He also noted that DEQ will not permit a trash disposal cell within 100' of any void in the underground terrain.

Mr. Leffel stated that this DEQ restriction would probably prohibit a landfill from being constructed anywhere in the County today.

Mr. Shearer then reviewed the following timeline for the landfill: June 30, 2019—current contract with Salem/RVRA expires; December 31, 2020—last date for trash to be placed in cell 519; July 1, 2018—begin receiving trash in area 519; January 1, 2021—begin closure of 519 area and utilize 582 area per the Board's adopted plan; and June 30, 2021—complete closure of 519 cell. He noted that the budget calculations discussed today are only estimates for the period through 2020.

After discussion, Mr. Shearer requested that two members of the Board of Supervisors be appointed to serve on a staff committee to discuss all trash disposal options, prepare a solid waste disposal plan, and discuss future trash disposal negotiation specifics as the contract with the RVRA expires in June 2019. He noted that a recommendation from this committee is proposed to be submitted to the Board at their January 2018 regular meeting. He also noted that staff is recommending that the 519 area be reopened and begin full use of this trash disposal area, and implement the remaining 582 solid waste plan as recommended by the Board committee.

After questioning by Mr. Leffel, Mr. Hannah stated that the convenience center generates approximately \$13,000 per month in revenues.

After questioning by Mr. Williamson, Mr. Hannah stated that staff is proposing to reopen and fill up the 519 permit area first. He noted that staff is recommending that this option be implemented next summer (2018).

Mr. Dodson stated that based on the current timeline, the County has one year to develop a solid waste management plan and two years to renegotiate a trash disposal contract.

Mr. Shearer then noted that Ms. Lynn Kappich with Draper Aden Associates was also present at today's meeting.

The Board welcomed Ms. Kappich to the meeting.

After discussion, the Board tabled the appointment of two Board members to the Solid Waste Committee until the July regular meeting.

There being no further discussion, the Board thanked Mr. Shearer and Mr. Hannah for this presentation.

The Chairman then adjourned the meeting at 4:16 P. M. until 6:00 P. M.

The Chairman called the meeting back to order at 6:01 P. M.

A public hearing was then held on a request in the Amsterdam District from Timberbrook Associates, LLC, for a Special Exception Permit, with possible conditions, in the Shopping Center (SC) Use District for a medical care facility on a 7.4-acre lot on Commons Parkway (Route 1044), located approximately 0.25 miles southwest of the Commons Parkway intersection with Roanoke Road (U. S. Route 220), identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcel 44C.

It was noted that the Planning Commission had recommended conditional approval of this request.

Mr. Drew Pearson, Planner, stated that the applicant is proposing a medical care facility on this site and they are requesting the SEP in order to market the property as ready-to-go for such use. He noted that there are currently a nursing home, a memory care facility, orthodontic clinic, and similar medical-type facilities in the Botetourt Commons development.

Mr. Pearson then read the following condition recommended by the Planning Commission for inclusion with this request: "The special exception permit will not include a drug rehabilitation clinic that treats drug addictions."

Mr. Pearson stated that a 7,560 square foot building is proposed on this parcel along with 41 parking spaces. He noted that the parking lot would be connected to the adjacent Goodwill Industries facility and the access off of Commons Parkway would be aligned with the entrance to the offices located across the street.

Mr. Pearson stated that the applicant does not have a contract with a specific medical care facility at this time but is currently in negotiations with a potential client. Mr. Pearson further stated that this property is a part of the Botetourt Commons development which was rezoned for Shopping Center (SC) use in 1994. He noted that the rezoning also included adoption of design guidelines for this development (building materials, colors, setbacks, lighting, etc.) which will be applied to the new structure proposed with this SEP request.

After discussion, Mr. Pearson stated that there are no known specific needs, such as parking, etc., for the proposed end-user of this building as of this time.

After questioning by Mr. Williamson, Mr. Pearson stated that there are provisions in place that would require any development of this property to meet the original design guidelines approved in 1994.

He noted that the proposed medical facility will be located on a portion of this 7.4 acre parcel and the current site plan indicates that the structure will be located close to the Goodwill Industries building.

After discussion, Mr. Pearson stated that this property does fall within the Gateway Crossing Comprehensive Plan amendment area which was approved in 2016. He noted that utilities to serve this site will be provided by the Western Virginia Water Authority and VDoT's 2016 traffic count shows that an average of 8,000 vehicles per day use Commons Parkway from Route 220 to the road's cul-de-sac.

Mr. Pearson further noted that a letter from VDoT regarding this project was included in the Board's information packet on this request. He noted that the new commercial entrance to this parcel will require a VDoT land use permit as it is subject to their design/access guidelines.

After questioning by Mr. Williamson regarding whether access to the Goodwill Industries site is needed, Mr. Pearson stated that there is currently an access stub constructed on the Goodwill property onto this 7.4 acre parcel.

After questioning by Mr. Dodson regarding the future subdivision of the remaining acreage of this 7.4 acre parcel if this SEP is approved, Mr. Pearson stated that the SEP is for this specific use on this parcel and would not prohibit the future development of the remaining acreage.

Mr. Williamson then questioned if the applicant subdivided the remaining acreage on this 7.4 acre parcel into 2 or 3 lots would the SEP allow two or 3 separate medical facilities on these new lots.

Mr. Pearson stated that, if the SEP were approved with the one recommended condition, it would not restrict other medical care facilities being located on the remaining acreage.

Mr. Steve Strauss, applicant, stated that one of the reasons for this SEP request is the Zoning Ordinance's requirement that medical care facilities in Shopping Center districts must obtain a SEP. He noted that this requirement was implemented many years ago when a methadone clinic was proposed in the County and there were no provisions to limit such facilities to certain zoning districts. Mr. Strauss stated that the County approved "blanket" Zoning Ordinance amendments that no doctor's office could be built without a SEP. Mr. Strauss noted that this is the reason for the condition included with this request.

Mr. Strauss stated that the proposed tenant for this property is a kidney dialysis facility. Mr. Strauss noted that the Planning/Zoning staff requested that he provide a site plan for the property and he did so without any input from his prospective client; therefore, the site plan as included in the Board's information packet may change.

Regarding the access to the Goodwill Industries property, Mr. Strauss noted that the potential client has proposed a covered entrance on the building and a connection between the two parcels would be more convenient for patient drop-off traffic. He further noted that VDOT also encourages alignment of entrances off of the same roadway.

After discussion, Mr. Strauss further noted that the SEP request and its conditions have to apply to the entire parcel. Mr. Strauss stated that he did not include a condition regarding the development of the site in substantial conformance to the site plan as the proposed tenant's preferences for the facility are not finalized.

After questioning by Mr. Williamson, Mr. Strauss stated that he can say with 99.9% certainty that a dialysis clinic will locate on this site. He noted that the only other dialysis clinic in this area is at Friendship Manor on Williamson Road in Roanoke.

Dr. Scothorn noted that a bus picks up patients to take them to the dialysis clinic and some of them travel a long way for treatment. He noted that having a facility in Botetourt will benefit these individuals.

After questioning by Mr. Leffel, it was noted that there was no one else present to speak regarding this matter. The public hearing was closed.

On motion by Mr. Dodson, seconded by Dr. Scothorn, and carried by the following recorded vote, the Board approved a request in the Amsterdam District from Timberbrook Associates, LLC, for a Special Exception Permit in the Shopping Center (SC) Use District for a medical care facility on a 7.4-acre lot on Commons Parkway (Route 1044), located approximately 0.25 miles southwest of the Commons Parkway intersection with Roanoke Road (U. S. Route 220), identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcel 44C, with the following condition: (Resolution Number 17-06-15)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

1. The special exception permit will not include a drug rehabilitation clinic that treats drug additions.

A public hearing was then held on a request in the Buchanan District from the Fellowship of the Inexhaustible Cup, Inc., for a Special Exception Permit, with possible conditions, in the Agricultural (A-1) Use District to allow the development of a third dwelling on a 159.97-acre tract next to 1950 and 1954 Forest Oaks Road, Natural Bridge Station, located approximately 0.7

miles northeast of the Forest Oaks Road (Route 609) intersection with Gilmer's Mill Road (Route 608), identified on the Real Property Identification Maps of Botetourt County as Section 43, Parcel 81.

It was noted that the Planning Commission had recommended conditional approval of this request.

Mr. Drew Pearson, Planner, stated that the applicant is requesting to add a third dwelling on this 159.97 acre parcel in order to produce income through operating the structure as a short-term rental. He noted that the property is close to the James River and the Jefferson/Washington National Forest.

After questioning by Mr. Williamson, Mr. Pearson noted that there is a County boat ramp on the James River at Alpine near this property.

After questioning by Mr. Williamson, Mr. Pearson stated that the proposed third dwelling will be located close to the other two single family dwellings on this property. After further questioning by Mr. Williamson, Mr. Pearson stated that these two existing residences are close together and it would be difficult for the property owners to subdivide these two structures into two separate parcels consisting of two 2.25 acre lots in this A-1 zoning district. He noted that the proposed third dwelling would be located a little further away from the two existing structures so it could more easily be subdivided from the main parcel.

Mr. Pearson noted that this property has approximately 1,300' of road frontage along Forest Oaks Road (Route 609), which has an average traffic count of 20 vehicles per day. He noted that the A-1 zoning district requires a minimum of 2.25 acres for each residential dwelling. Mr. Pearson stated that this area is very rural in nature, with properties zoned Agricultural A-1 and Forest Conservation (FC). He noted that the County's Geographic Information System shows that there are only 8 single family dwellings in this area on parcels ranging from 20 to 660 acres in size.

After questioning by Mr. Williamson, Mr. Pearson stated that the James River Limestone/Carmeuse is quarry located on an adjacent parcel.

Mr. Pearson noted that the property is served by well and septic systems and the Health Department had indicated that the current well will serve the proposed third residence but an additional septic system will need to be installed.

Mr. Pearson noted that the Planning/Zoning Office received a call from one of the adjacent property owners who indicated that the applicant was involved in a counselling/therapy business. Mr. Pearson stated that the applicant does conduct counselling sessions via the internet (Skype) but does not have any clients who visit this property.

He then noted that the applicant was agreeable with the four conditions recommended by the Planning Commission for this request: "The single family dwelling will be generally located as shown upon the applicant's Exhibit B; the single family dwelling will be generally located 135 feet from Forest Oaks Road as indicated in the applicant's letter of intent; there shall be no on-site treatment of drug rehabilitation; the applicant shall within thirty (30) days of the granting of this request obtain a Home Occupation Permit for any on-site business conducted."

Mr. Pearson stated that the County had no record of a home occupation permit being obtained for this home office and the Commission stated that the applicant should obtain this permit. He noted that the home occupation permit has now been obtained by the applicant.

After questioning by Mr. Williamson, Mr. Pearson stated that, using Mr. Williamson's example, under the current Zoning Ordinance provisions an individual who does on-line, at-

home sales for a pharmaceutical company is required to obtain a home occupation permit from the County.

Mr. Williamson suggested that staff and the County Attorney review the home occupation provisions to see if amendments are needed for “today’s” workers who work from home on the internet to access/contact their clients/customers.

Father Christophe Lepoutre, applicant, stated that he and his wife co-share responsibility for the operations of the Fellowship of the Inexhaustible Cup which is a protestant evangelical church based on the teachings of Father Gordon MacRae. He noted that they live by faith and would like to construct this third dwelling to generate income.

After questioning by Mr. Williamson, Father Lepoutre stated that he uses Verizon for his internet service which is expensive. He also noted that the company puts a limit on the amount of data that can be used which causes delays in his Skype counselling sessions with clients in such countries as Australia, Russia, etc. Father Lepoutre stated that they now use AT&T for their Skype services.

After further questioning by Mr. Williamson, Father Lepoutre stated that he is agreeable with the conditions placed on this request by the Planning Commission. He noted that they have no plans for a drug rehabilitation facility on this property.

Father Lepoutre then stated that they plan to contract with a realtor or other third-party individual to handle the rental operations of this proposed dwelling. He noted that they would probably consist of 2 – 3 day rentals on the weekends.

Mr. Leffel noted that he understand their expense problem with having Verizon internet service as he has similar issues at his residence.

After questioning, it was noted that there was no one else present to speak regarding this request. The public hearing was then closed.

On motion by Mr. Williamson, seconded by Mr. Martin, and carried by the following recorded vote, the Board approved a request in the Buchanan District from the Fellowship of the Inexhaustible Cup, Inc., for a Special Exception Permit in the Agricultural (A-1) Use District to allow the development of a third dwelling on a 159.97-acre tract next to 1950 and 1954 Forest Oaks Road, Natural Bridge Station, located approximately 0.7 miles northeast of the Forest Oaks Road (Route 609) intersection with Gilmer’s Mill Road (Route 608), identified on the Real Property Identification Maps of Botetourt County as Section 43, Parcel 81, with the following conditions: (Resolution Number 17-06-16)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

1. The single family dwelling will be generally located as shown upon the applicant’s Exhibit B.
2. The single family dwelling will be generally located 135 feet from Forest Oaks Road as indicated in the applicant’s letter of intent.
3. There shall be no on-site treatment of drug rehabilitation.
4. The applicant shall within thirty (30) days of the granting of this request obtain a Home Occupation Permit for any on-site business conducted.

A public hearing was then held on a request in the Valley District from Potfillers, LLC, for a Special Exception Permit, with possible conditions, for a storage yard for materials and equip-

ment, in the Agricultural (A-1) Use District on a 2.032-acre lot located at 6149 Cloverdale Road, approximately 0.06 miles south of the intersection of Cloverdale Road (U. S. Alternate Route 220) and Hillview Drive (Route 1420), identified on the Real Property Identification Maps of Botetourt County as Section 107, Parcel 243A.

It was noted that the Planning Commission had recommended conditional approval of this request.

Mr. Jerod Myers, Long-Range Planner, stated that the applicant is proposing to construct a 24' X 96' garage with a small office to store equipment for their landscaping business. He noted that the proposal also includes 4 storage bins for wholesale mulch, sand, and stone. Mr. Myers noted that there is currently a single family dwelling located on the front of the property; however, the structure cannot be used as a residence as the current Zoning Ordinance only allows one zoning use per lot. He noted that this SEP request would change the principal use of the lot from residential to storage yard.

After discussion, Mr. Myers stated that the proposed use is compatible with the surrounding area and the applicant will maintain a landscaping buffer between the storage bins and the adjacent residential properties.

He noted that the Planning/Zoning Office received two general inquiries about this request and VDoT only had general comments about this proposal and its access off of Alternate Route 220.

Mr. Myers then read the two conditions recommended by the Planning Commission for inclusion with this request: "The project will be constructed in substantial conformance with the updated concept plan, submitted by Ian Hensley on June 6, 2017; the existing house may not be utilized for any purpose and must remain vacant."

Dr. Scothorn then commented on the current dwelling not being used and having to remain vacant.

Mr. Williamson stated that the owners could divide the parcel and rezone the front portion for residential purposes.

Mrs. Nicole Pendleton, County Planner, stated that the applicant's primary interest in this property is for commercial purposes. She noted that the applicant had originally planned to use the current dwelling as an office but it was too expensive to bring the property up to current Building Code standards.

Mr. Williamson noted that at some point the applicant will probably request to split-zone this parcel. Mrs. Pendleton stated that staff will work with the applicant on this issue through future Zoning Ordinance amendments.

After questioning by Mr. Williamson, Mr. Myers stated that the staff will be working with Renaissance Planning on upcoming amendments to the Zoning Ordinance and this issue will be brought to their attention for possible updates. Mr. Myers stated that these amendments are proposed to be brought to the Planning Commission and Board of Supervisors for consideration of approval by later this year.

Dr. Scothorn noted that there does not appear to be adequate room for a deceleration lane off of Alternate 220 to access this property.

Mr. Myers stated that, if this SEP is approved, VDoT will conduct a site inspection and make a determination on whether a decel lane is needed.

Mr. Ian Hensley, applicant, stated that his company, Dirt Works Landscaping, Inc., is a subsidiary of Potfillers, LLC. He noted that the company has been located in Botetourt County for 14 years.

Mr. Hensley stated that he contacted VDoT about this request and they indicated that the entrance to the property would have to be widened but did not mention whether a decel lane would have to be constructed. Mr. Hensley stated, however, that they will comply with VDoT's recommendations.

After questioning by Mr. Williamson, Mr. Hensley noted that the existing house at the front of the property is very valuable and was constructed in 1848. He noted that they will clean the house up and landscape around the structure to show examples of their business's work. Mr. Hensley stated that the building will remain vacant until the Zoning Ordinance can be brought up to date to allow residential and commercial uses on the same parcel.

Mr. Williamson stated that the County needs to make provisions in the Zoning Ordinance for split-zoning situations such as this request.

After questioning, it was noted that there was no one present to speak regarding this request. The public hearing was then closed.

On motion by Dr. Scothorn, seconded by Mr. Dodson, and carried by the following recorded vote, the Board approved a request in the Valley District from Potfillers, LLC, for a Special Exception Permit for a storage yard for materials and equipment in the Agricultural (A-1) Use District on a 2.032-acre lot located at 6149 Cloverdale Road, approximately 0.06 miles south of the intersection of Cloverdale Road (U. S. Alternate Route 220) and Hillview Drive (Route 1420), identified on the Real Property Identification Maps of Botetourt County as Section 107, Parcel 243A, with the following conditions: (Resolution Number 17-06-17)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

1. The project will be constructed in substantial conformance with the updated concept plan, submitted by Ian Hensley on June 6, 2017.
2. The existing house may not be utilized for any purpose and must remain vacant.

A public hearing was then held on a request in the Amsterdam District from Planters Market, LLC, (on behalf of Fralin Real Estate Corporation, Contractual Purchaser) for a Change of Proffers in the Business (B-2) Use District to modify existing proffered conditions limiting the use to a commercial nursery only, and other related proffered conditions. The new proffered conditions propose to exclude certain uses within the Business (B-1) and (B-2) Use Districts, maintain substantial conformance with a submitted concept plan, and provide detail regarding the style and scale of new buildings, as well as buffers along the northern property line. The request is located on two lots totaling approximately 1.295 acres on Orchard Drive (Route 795), Daleville, adjacent to 11 Wendover Road, Daleville, at the intersection of Wendover Road (Route 794) and Roanoke Road (U. S. Route 220), identified on the Real Property Identification Maps of Botetourt County as Section 101A(1) Block 1, Parcels 42 and 43.

It was noted that the Planning Commission had recommended conditional approval of this request.

Mrs. Nicole Pendleton, County Planner, stated that the applicant is requesting a change in proffers for this property which formerly housed a nursery/greenhouse and an ice cream/

sandwich retail business at separate points in time. She noted that the proffers for the 1999 rezoning for the nursery use are what are being proposed to be changed through this request.

Mrs. Pendleton stated that these proffers are only applicable to two (101A(1), Block 1, Parcels 42 and 43) of the four lots that make up this corner parcel. She noted that the applicants plan to vacate all interior lot lines if this request is approved.

After questioning by Mr. Dodson, Mrs. Pendleton stated that there are two buildings proposed for this site—one parallel to Wendover Road and one parallel to Route 220. She noted that the building parallel to Route 220 could be moved to another location on the site and there would be no need to change the proffered conditions.

Mrs. Pendleton stated that there is a stream that flows through two of the four parcels and the location of the floodplain will impact the buildings' final locations. She noted that the applicant is aware that they will have to comply with the Federal Emergency Management Agency's (FEMA) floodplain elevations in designing these structures.

Mrs. Pendleton stated that the adjacent property owners were concerned about fill material being placed on these properties and its impact on increasing the flooding potential on their properties.

Mrs. Pendleton then read the seven proposed proffered conditions: "The proposed request will be for all B-1 and B-2 uses permitted by right, or permitted by the granting of a special exceptions permit by the Board of Supervisors in the B-1 and B-2 Use Districts, with the exclusion of the following: meat and poultry shops, hospitals and nursing homes, funeral home, cemeteries, upholstery shops, recycling collection points, and telecommunications towers; the development pattern will be in substantial conformance with the concept plan titled "Wendover Concept Plan" prepared by Balzer and Associates, Inc., dated April 3, 2017, and last revised May 2, 2017; there will be no ingress/egress to Orchard Drive; existing evergreen plantings and/or an opaque vinyl screen fence will provide screening along Orchard Drive as shown on the concept plan. The color of the vinyl screen fence will be consistent with the trim of the proposed building; the existing trees along the northern property line of Tax Parcel #101A(1)BK 1-42 will be maintained or a new evergreen buffer provided adjacent to Tax Parcel #101A(1) BK 1-41; pole-mounted lighting will be restricted to 18 feet in height and will be full cutoff light fixtures; the buildings will be designed in a "corporate" architectural style, one or two stories in height, similar to the style of buildings shown in the attached photographs, Exhibits B and C. Exterior materials may include brick, EIFS, Hardie Board/siding, clad windows and doors, and architectural grade shingles or metal roofing materials. No vinyl siding will be used. Variation in building materials, building footprint offsets, and/or variation in rooflines will be used to provide variation and articulation in the building design."

Mrs. Pendleton also stated that the proposed fencing on the property's boundaries will need to be in compliance with the floodplain requirements.

She then noted that the Planning/Zoning staff received two inquiries regarding this request prior to the Planning Commission meeting and those citizens present at the Commission meeting had questions regarding traffic and ingress/egress to this site.

After questioning by Dr. Scothorn, Mrs. Pendleton stated that this is a 100 year floodplain area but detailed studies have not been conducted to ascertain the floodplain's exact elevation.

Mrs. Pendleton stated that one neighbor who spoke at the Commission meeting did not want any additional flooding on her property from the fill dirt proposed to be placed to elevate these lots. She noted that the neighbors have said that there is always water in this stream.

Mr. Brian McCahill, Chief Operating Officer with Fralin Real Estate Corporation, contractual purchaser, stated that they have worked with the County staff to ensure that this request is amenable to the area and the adjacent property owners.

After questioning by Mr. Williamson, Mr. McCahill stated that they have not begun work to determine the floodplain elevation on these properties. He stated that their purchase is contingent on the change in proffer request being approved by the Board.

Mr. Leffel stated that the floodplain issues/questions need to be pursued.

Mr. McCahill stated that they currently have tenants interested in leasing space in one of the proposed buildings.

After questioning by Mr. Dodson, Mr. McCahill stated that the building closest to Wendover Road will be constructed first.

David and Sandra Lucas of Wendover Road then stated that they have lived on Wendover Road for 48 years. Mrs. Lucas stated that she is concerned about the additional traffic that these two buildings will generate on Wendover Road. She noted that they currently have to wait for quite some time at the Wendover/Route 220 intersection for traffic to clear so that they can access Route 220. Mrs. Lucas further noted that there are two school buses that currently stop at the Wendover/Route 220 intersection to pick up school kids.

After discussion, Mrs. Lucas stated that she is concerned about the number of buildings being proposed for this parcel and how much traffic they will generate.

After questioning by Mr. Williamson, Mrs. Lucas stated that her property is located at the top of the hill next to Dr. Fralin's property.

Mr. Lucas stated that he has seen instances when the creek running through this property has had water that is 3' deep. He noted that, at times, the high water has even extended onto Route 220 and stopped traffic.

After questioning by Mr. Williamson, Mr. Lucas stated that Route 220 has flooded when there have been heavy rains from hurricanes.

Charles and Melissa Henninger of Wendover Road stated that they did not know anything about this proposed request until recently. Mrs. Henninger stated that there are seven houses on Wendover Road and they are concerned about the traffic increases on this residential street from this proposed development.

Mrs. Henninger then questioned if the parking area for these buildings will be accessed off of Wendover or off of Route 220, how many people will be working in these buildings, and what types of businesses will be located in these two structures. Mrs. Henninger noted that her child currently catches the school bus at the Wendover/Route 220 intersection.

Mr. Henninger then stated that the deceleration lane off of Route 220 onto Wendover is inadequate and needs to be addressed.

Dr. Scothorn noted that there is a blind spot for drivers leaving Bellacino's restaurant on Wendover Road due to a large tree which blocks drivers' view of vehicles coming down Wendover to access Route 220.

Mr. Henninger noted that this proposal would bring more traffic into this area.

After discussion by Mr. Williamson regarding flooding on Route 220 in this area, Mr. Henninger stated that the culvert under Route 220 may be too small to handle flooding/run-off situations on this creek.

Mrs. Henninger noted that the water in this stream, which flows behind her house, is frequently knee-deep.

Mr. Ken Martin of Pondview Court in Daleville then questioned, whether as a result of this request, a study has been done on the area's traffic and if not, when will it be done.

Mr. Dodson stated that he has requested VDOT to conduct a traffic study on Route 220 for many months but VDOT has not yet approved funding for the study. Mr. Dodson noted that, with a proposed Sheetz gas station at the Route 220/779 intersection, traffic along Route 220 in that area will be "terrible."

Mr. Martin stated that a traffic signal should be added at the Wendover/220 intersection and noted that "people move here to get away from the traffic."

Mr. Dodson then stated that the County does not yet know the timeline of the Sheetz request.

Mr. Thomas Watts of Orchard Drive in Daleville stated that there needs to be a great deal of study on developing additional commercial property in this area. He noted that the traffic on Orchard Drive is terrible and there have been 2 serious accidents in this area.

Mr. Watts noted that the Route 220 decel lane onto Wendover was never meant to be a turning lane. He noted that many years ago VDOT paved several potholes along Route 220 in this area and drivers used the paved area as a turning lane. He noted that, if a driveway is constructed to access these two proposed office buildings, the traffic situation will be worse.

After discussion, Mr. Watts stated that Fralin and Waldron recently received approval from the County to install two new apartment buildings in Daleville Town Center and this increased traffic will make the area more dangerous.

Mr. Williamson noted that the Board has asked VDOT for a full traffic/signal study on Route 220 but have not yet been informed as to when the study will occur.

Mr. Watts then stated that large vehicles are using Orchard Drive and Wendover Road as a cut-through to Route 779 and Route 11 as the crossover at the Route 220/Valley Road intersection is too short for long trucks/vehicles.

Mr. Larry Necessary of Wendover Road stated that the proposed exit onto Wendover Road from this new development will increase the traffic volume, congestion, and safety of vehicles traveling this road. He noted that when school is in session there is already significant congestion in this area and Orchard Drive and Wendover Road are popular cut-throughs due to the difficulty of turning onto Route 220 from Valley Road. Mr. Necessary stated that allowing two office buildings on this property will further increase the 8AM and 5PM traffic congestion issues.

Mr. Necessary further stated that there are 56 acres owned by Dr. Fralin's family at the end of Wendover that are currently for sale. He noted that this property could be developed for residential purposes which could result in at least 10 additional homes and their associated traffic on this road. Mr. Necessary stated that he is not opposing commercial development but it will be a heavy traffic addition to this roadway.

Mr. Henninger then noted that Wendover Road has a surface treatment of tar and gravel.

Mr. James Wyrick of Orchard Drive stated that, when school is in session, traffic is stopped on Route 220 to let school buses exit Lord Botetourt High School. He noted that, when this occurs, traffic comes through their neighborhood to avoid the delay. He also suggested that the stoplight at the Route 220/779 intersection be removed.

After questioning by Mr. Watts, Mr. Williamson stated that the Western Virginia Water Authority which owns the sewer system through this area would be responsible for determining if their sewer lines have adequate capacity for these two buildings' utility connections.

After questioning by the Chairman, it was noted that there was no one else present to speak regarding this request. The public hearing was then closed.

After questioning by Mr. Dodson, Mr. McCahill stated that they have three proposed tenants at this time—a law firm, a realty company, and a title company.

Mr. McCahill stated that their proposal does not create any traffic beyond what is, by right, allowed on this property.

Mr. Ben Crew with Balzer and Associates stated that, based on the proposed office space use of these two buildings, it is estimated that approximately 380 trips per day will be generated. Mr. Crew noted that they have analyzed the need for turn lanes and tapers and their design complies with VDOT's requirements for sight distance. He noted that only one access point is needed to this property and it is proposed to be off of Wendover Road.

After discussion, Mr. Crew stated that this is a unique parcel as the floodplain designation limits the development potential which is why they have concentrated the buildings near the Route 220/Wendover intersection.

After questioning by Mr. Williamson, Mr. Crew stated that each building is proposed to consist of 6,000 square feet and will either be 1½ or 2 stories tall.

After questioning by Mr. Martin, Mr. Crew stated that VDOT requires separation between commercial entrances.

After questioning by Mr. Williamson, Mr. Crew stated that approximately 8' – 10' of fill would be needed to bring this property up to grade and an entrance directly off of Route 220 would not be feasible.

After questioning by Mr. Leffel, Mr. Crew stated this stream/creek has an unmapped floodway and they will have to provide data in their construction documents that any fill material used on the site will not push/direct the floodwaters onto other area parcels. He noted that the required flood study for this project will be very detailed and intense.

Mr. Leffel stated that this will be a large amount of money for the developer to spend to gamble on this development and they cannot guarantee that at some point the flooding may not affect the adjacent properties. He noted that, if the Board approves this request today, it will be some time before the flood study is completed.

Mr. Crew stated that the floodplain mapping is done from 20,000' in the air and there are numerous variables that could be involved in this study's results.

After questioning by Mr. Leffel, Mrs. Pendleton stated that the floodplain study is reviewed by the Planning/Zoning Office staff.

Mr. Crew stated that there are "checks and balances" in the floodplain process. He noted that they will provide the necessary flood study to show what the flood levels are in this area and provide pre-, during, and post-construction certifications identifying the flood elevations of this project.

After questioning by Mr. Williamson, Mr. McCahill stated that one or more of their proposed tenants will own the building(s) along with Fralin Real Estate Corporation.

Mr. Williamson stated that the applicant is requesting the removal of two existing conditions and the approval of 7 new conditions for these parcels. Mr. Williamson then questioned if the Board has the option of approving one of the two proposed buildings until the floodplain study is completed on the second building's location.

Mr. Lockaby stated that the rezoning could be subject only to the proffers already provided by the applicant.

Mr. Williamson then stated that, of all the uses that could be placed on this property, a law office and real estate office are relatively benign uses.

Mr. Crew stated that the developer is agreeable with the seven proffers proposed for this request. He noted that they tried to be sensitive to the neighbors' concerns in developing this site and in drafting these conditions.

After discussion by Mr. Williamson, Mrs. Pendleton stated that she feels the regulations regarding development in the floodplain can be adequately addressed during site plan review. She noted that the staff has worked with the developer for several months and had several meetings to discuss this proposal. She noted that they are confident in the design proposal presented at this meeting.

Mr. Dodson stated that a lot has changed in Botetourt County in the past 40 years and there is a lot of traffic on Route 220, more houses, and more commercial growth. He noted that the County has an issue with traffic on Route 220 and the Board has requested VDoT to conduct a study from Greenfield to Bonsack so the Board can determine what future improvements are needed.

Mr. Dodson stated that residents who have problems with vehicles speeding through this residential neighborhood should contact the Sheriff's Department. He noted that the County is growing and the Board is trying to concentrate the growth in the southern end of the County. Mr. Dodson stated that he believes that these office buildings will be a good addition to this corner. He further stated that the County is looking at this issue "holistically," but noted that there are more traffic issues on Route 220 the further south you go.

Mr. Dodson stated that he thinks that this is a good project and he charged Mrs. Pendleton and her staff to look at the floodplain issue and protect the area's homeowners. He noted that, if the Board needs to request that VDoT increase the size of the culverts under Route 220 in this area, then this can be considered.

Dr. Scothorn stated that, if the 56 acre Fralin property located further up Wendover Road is developed in the future, it will increase the traffic at this intersection.

Mr. Dodson stated that there are many intersections along Route 220 that need work to make them safer for vehicular traffic.

After questioning by Mr. Williamson, Mrs. Pendleton stated that VDoT cannot require the developer to make any off-site enhancements such as improvements to the decel lane at the Route 220/Wendover Road intersection as a requirement of their entrance permit approval.

There being no further discussion, on motion by Mr. Dodson, seconded by Mr. Williamson, and carried by the following recorded vote, the Board approved a request in the Amsterdam District from Planters Market, LLC, (on behalf of Fralin Real Estate Corporation, Contractual Purchaser) for a Change of Proffers in the Business (B-2) Use District to modify existing proffered conditions limiting the use to a commercial nursery only, and other related prof-

ferred conditions. The new proffered conditions propose to exclude certain uses within the Business (B-1) and (B-2) Use Districts, maintain substantial conformance with a submitted concept plan, and provide detail regarding the style and scale of new buildings, as well as buffers along the northern property line. The request is located on two lots totaling approximately 1.295 acres on Orchard Drive (Route 795), Daleville, adjacent to 11 Wendover Road, Daleville, at the intersection of Wendover Road (Route 794) and Roanoke Road (U. S. Route 220), identified on the Real Property Identification Maps of Botetourt County as Section 101A(1) Block 1, Parcels 42 and 43, with the following conditions: (Resolution Number 17-06-18)

AYES: Mr. Williamson, Mr. Dodson, Mr. Martin, Mr. Leffel, Dr. Scothorn

NAYS: None

ABSENT: None

ABSTAINING: None

1. The proposed request will be for all B-1 and B-2 uses permitted by right, or permitted by the granting of a special exceptions permit by the Board of Supervisors in the B-1 and B-2 Use Districts, with the exclusion of the following: meat and poultry shops, hospitals and nursing homes, funeral home, cemeteries, upholstery shops, recycling collection points, and telecommunications towers.
2. The development pattern will be in substantial conformance with the concept plan titled "Wendover Concept Plan" prepared by Balzer and Associates, Inc., dated April 3, 2017, and last revised May 2, 2017.
3. There will be no ingress/egress to Orchard Drive.
4. Existing evergreen plantings and/or an opaque vinyl screen fence will provide screening along Orchard Drive as shown on the concept plan. The color of the vinyl screen fence will be consistent with the trim of the proposed building.
5. The existing trees along the northern property line of Tax Parcel #101A(1) BK 1-42 will be maintained or a new evergreen buffer provided adjacent to Tax Parcel #101A(1) BK 1-41.
6. Pole-mounted lighting will be restricted to 18 feet in height and will be full cutoff light fixtures.
7. The buildings will be designed in a "corporate" architectural style, one or two stories in height, similar to the style of buildings shown in the attached photographs, Exhibits B and C. Exterior materials may include brick, EIFS, Hardie Board/siding, clad windows and doors, and architectural grade shingles or metal roofing materials. No vinyl siding will be used. Variation in building materials, building footprint offsets, and/or variation in rooflines will be used to provide variation and articulation in the building design.

There being no further discussion, the meeting was adjourned at 7:45 P. M.