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# Botetourt County Planning Commission Agenda

5 West Main Street, Meeting Room 102, Fincastle, Virginia

May 12, 2014

6:00 PM

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J. W. Griffin, Chairman ~ H. Nicely, Jr., Vice-Chairman ~ S. L. Kidd ~ S. C. Foster ~ W. R. Thurman

Dr. Mac Scothorn, Ex-Officio Member

*Anyone interested in addressing the Planning Commission should complete a "Request to Speak" form and give it to the secretary before the meeting begins. Forms are located with the agendas and at the secretary's table. When your name is called, please go to the podium. Please **state your name and address** before making your comments. All comments must be directed to the Planning Commission members. Comments made to or from the audience during testimony or commission deliberation are not permitted. Recognized speakers and the audience must be courteous at all times. A time limit of five minutes per speaker (unless otherwise provided for by a majority of the Planning Commission members present) will be observed. **All cell phones must be set on the mute or silence mode.***

## 1. Administrative Business

- A. Review and approval of the April 2014 minutes.
- B. The Planning Commission will meet in the Kroger parking lot for the field review on Thursday, June 5, 2014 at 3:15 PM.
- C. The Planning Commission welcomes Mr. William Thurman of the Valley Magisterial District.
- D. A community meeting will be held Thursday, May 29, 2014 from 6:00 PM until 8:00 PM at the Greenfield Education Training Center to address citizen concerns regarding the proposed *Research and Advanced Manufacturing Use District* rezoning for portions of the Greenfield Industrial Park.

## 2. Public Hearings

- A. Winter Fields, LLC, requests text amendments to Chapter 25, Zoning, Article II. District Regulations Generally, Division 6. Residential R-3, Section 25-165. (3)b. Building requirements; minimum yards of the Botetourt County Code to revise the minimum side setback to 20', instead of the current 25' requirement; and to amend Article VI. Definitions Section 25-601 Definitions, to revise "Dwelling, Zero Lot Line" to read "*Dwelling, zero lot line: A single-family detached residential dwelling unit designed such that one edge of the structure may abut a side lot line, and thus has only one (1) side yard.*"
- B. Fincastle Magisterial District: Ray M. and Anne F. Crush (U. S. Cellular, lessees), request a Commission permit in accord with §15.2-2232 of the Code of Virginia, in addition to a Special Exception Permit, with possible conditions, in an Agricultural (A-1) Use District to construct and maintain a 195-foot monopole telecommunications tower within a 10,000 square foot lease area, to be accessed from a proposed 30' access and utility easement, on a 31-acre parcel located on the southwestern side of Three Oaks Road (State Route 678), approximately 0.7 miles southeast of its intersection with Craig Creek Road (State Route 615), identified on the Real Property Identification Maps of Botetourt County as Section 34, Parcel 45.
- C. Fincastle Magisterial District: Brian and Amy S. Rookstool request a Special Exception Permit for a Commercial Kennel for a dog training business, with possible conditions, on a 0.5 acre portion of an 8.269 acre lot, located 1768 Trinity Road (State Route 670), Troutville, VA, located approximately 0.8 miles west of its intersection with Parsons Road (State Route 676) and is identified on the Real Property Identification Maps of Botetourt County as Section 88, Parcel 121.

*It is the intention of Botetourt County to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant at this meeting, you need special assistance beyond what is normally provided, Botetourt County will attempt to accommodate you in a reasonable manner. Please contact Laura Goad (540.473.8320 or [lgoad@botetourt.org](mailto:lgoad@botetourt.org)) at least 72 hours prior to the meeting to inform us of your particular needs and advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.*

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- D. Amsterdam Magisterial District: Sherman D. Foutz requests the following text amendments to the Botetourt County Code, Chapter 25, Zoning, Article II. District Regulations Generally, Division 6. Residential R-3 for the purpose of constructing up to twenty-four (24) quadraplex style single-family attached dwelling units: to amend Section 25-164(c) Maximum lot coverage from 60% to 50%; Section 25-165(4)a. Building requirements; minimum yards, Single-family attached dwellings, Front from twenty-five (25) to twenty (20) feet and add Section 25-165(4) d. 3. Building requirements; minimum yards, Single-family attached dwellings, Groups of dwellings to read "In cases where attached dwellings are located on separate lots, the dwelling units shall adjoin the interior lot lines where the units share a common wall. An attached dwelling unit shall be setback not less than twenty (20) feet from all exterior lot lines." and requests to rezone a 4.873-acre portion of a 15.741-acre parcel from an Agricultural (A-1) Use District to a Residential (R-3) Use District, with possible proffered conditions, for the construction of twenty-four (24) single-family attached dwelling units, with a special exception permit for private roads, with possible conditions, and, pursuant to Botetourt County Code, Chapter 21, Article II. Administration, Section 21-25 Exceptions requests subdivision exception approvals to Sections 21-134(b), Streets. Alignment and layout; 21-134(e), Minimum widths; and Section 21-134(g), Culs-de-sac. The subject property is located on the north side of Wesley Road (State Route 653) approximately 0.27 miles northeast of its intersection with Roanoke Road (U. S. Route 220), identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcel 136E.

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- E. Pursuant to the provisions of Section 15.2-2204 of the Code of Virginia of 1950, as amended, the Botetourt County Planning Commission hereby gives notice of a public hearing to be held on May 12, 2014 at 6:00 p.m. in Old District Courthouse, Fincastle, Virginia to consider proposed revisions to Chapter 25, Zoning of the Botetourt County Code. The proposed ordinance amendments are to add a new zoning district known as "Research and Advanced Manufacturing" ("RAM"). The RAM district would primarily be for research, engineering, testing, development, light industry and manufacturing uses with supporting accessory uses and facilities. The intent of the District is to offer single establishment or multi-establishment buildings in a location accessible to primary highways and arterials with proximity to other existing and/or planned office, commercial, industrial and institutional land use activities with utilities and superior road access. Permitted uses include manufacture, processing, fabrication, testing and/or assembly of certain products, welding or machine shop, manufacture and processing of certain previously prepared materials, laboratories, research and testing, certain public utilities, conference or training center, commuter parking lot, commercial bakery, and workforce academy. Uses by special exception include telecommunication tower, water or sewage treatment plant, utility substation, government buildings and functions, radio and TV broadcasting, relay station, heliport, hospital, welding or machine shop including punch presses exceeding forty-ton rated capacity and drop hammers, and day care center. Minimum district area is 10 acres with a reduction to no less than 5 acres with a special exception. Lot requirements are minimum 1 acre area and 100 feet width, with minimum yards of 40 feet (front), 20 feet (side), and 40 feet (rear). Buildings no higher than 60 feet unless by special exception; minimum building setback of 40 feet; maximum floor area ratio of 0.50; impervious surfaces not to exceed 70% of lot area. All development to be served by public or community water and sewer, and no lot access through residential areas. Testing and manufacturing operations must take place inside unless by special exception, outdoor storage areas must be screened and all utilities must be under ground.

### 3. Other Business

### 4. Adjourn

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