

1. 6:00 P.M. March 2023 Information Package
Applications for upcoming public hearings.

Documents:

SEP 22-00145 MOSS KENNEL SEP.PDF
SEP-23-00001 MYERS APP.PDF
SEP-23-00003 IKENBERRY APP REV.PDF

Zoning Map Amendment Application and Special Exception Permit Application

Botetourt County Community Development Planning & Zoning
 57 S. Center Drive, Daleville, VA 24083
 P: 540.928.2080
 E: planning@botetourtva.gov



Date: 11/20/2022		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request) Rezoning <input type="checkbox"/> Special Exception Permit(s) <input checked="" type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: Rachel Moss	Phone #: 540.815.8860	
Mailing Address, with zip code: 2502 Pico Road, Buchanan VA 24006	Email: rachelamoss345@gmail.com	
Property and Owner Information (if additional owners)		
Name:	Phone #:	
Mailing Address with zip code:	Email:	
Property Information – Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: 2502 Pico Road	Town: Buchanan	Zip: 24006
Tax Map Number(s): 65(9)D	State Route #:	
Legal Description or Subdivision Name:	Total Acreage: 4.67	Acreage for request: 4.67
Instrument Number or Deed Book/Page #:	Magisterial District:	
Existing zoning: A1	Proposed zoning:	Proposed Special Exception Permit: Kennel Permit
This property is currently served by: Well <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input checked="" type="checkbox"/> Septic <input checked="" type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
Proposed Land Use: Kennel		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> .		
Please explain the reason for this request: We need to obtain a kennel licence to legally have our four indoor dogs, as well as our 6 hunting dogs who are kenneled outdoors.		
Statement of Justification: (a separate page may be used): Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. There will be no affect on the property or adjoining properties based on the terms listed.		

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Special Exception Permit Application**

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Appropriate application fee payable to the **Treasurer of Botetourt County** is hereby submitted for advertising.

All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent [§25-521(g)(1)(c)] for county officials to conduct site reviews on this property.

Rachel Moss
Signature and printed name of property owners

12/29/2022
Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 29th day of December 2022

Rachel Moss
Printed name of property owners

My commission expires: 11/30/23 Date

SANDRA Q FALLS 7837563
Notary Public printed name and registration number

Sandra Q Falls
Notary Public signature

**SANDRA Q. FALLS NOTARY PUBLIC 7837563
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/23**

State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this VA PERSON KNOWN CRED. WITNESS

Printed name of property owners

My commission expires: _____ Date

Notary Public printed name and registration number

Notary Public signature

NOTE: Signature(s) of property owner(s) must be notarized.

- Layers: Openly
- 27-01 Views
- Table of Contents
- Political Boundaries
- Postal Districts
- States and Speciation
- State/County Reorganization
- Water Bodies
- City Name
- Parcels
- Parcels
- Parcels
- ESRI Address Mile Radius
- Structures
- Stations
- Zoning
- Zoning Gateway Closing
- Stations
- Structures
- Water Bodies
- Local Roads
- Overlays
- Railroad
- Hydrography
- Water Bodies
- Streams
- Floodplain 2010
- 4-MODRA Street
- 4-MODRA Street
- 4-MODRA Street
- ESRI World Imagery
- ESRI Topography
- ESRI Streets
- Aerial Imagery, 2019
- Aerial Imagery, 2015
- Aerial Imagery, 2011
- Aerial Imagery, 2007
- Aerial Imagery, 2002

Details

Selected Features by Outline

Parcels

Zoom To Unhighlight Highlight Clear

Export to File Export to Shape

Owner Name
MOSS RACHEL

Mailing Address
2502 PICO RD
BUCHANAN, VA 24004

Location Address
2502 PICO RD
BUCHANAN, VA 24004

Parcel ID
45912

Lot Information
TERRACOSTA ATTRACT C

Acres
4.05

Assessment Information

Improvement Value	92500
Land Value	11700
Other Value	0
Total Value	11700

Central Land Code

Map

View in Context

Address
2502 PICO RD, BUCHANAN, VA 24004

Attributes at point N: 3729519, E: 1141485

Elementary School
Name Buchanan Elementary

Middle School
Name Central Academy MIS

High School
Name James River HI

Elec. Service Area
Company Dominion Virginia Power



750 feet

1600 feet

300 feet

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Date: 1/3/2023

To the Botetourt County Planning Commission and Board of Supervisors, I/We request:
 (Please check all that apply to your request)

Rezoning Special Exception Permit(s) Change in Proffers or Conditions Commission Permit (15.2-2232)

Owner of Record
 Daniel and Jennifer Myers

Mailing Address, with zip code:
 171 Eagle Ridge, Roanoke VA 24012

Daytime Phone #: 423-833-7395 Email: dan.myers8@gmail.com

Contact Person
 Al McPherson

Mailing Address, with zip code:
 5911 Windcrest Lane Roanoke, VA 24012

Daytime Phone #: 540-798-2299 Email: amcpherson51@gmail.com

Applicant
 Daniel and Jennifer Myers

Mailing Address with zip code:
 171 Eagle Ridge Roanoke, VA 24012 Email: dan.myers8@gmail.com

Daytime Phone #: 423-833-7395 Email: jen.mcpherson86@gmail.com

Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map and parcel numbers: *NO*

Property Information - Include GIS-quality map showing affected area, current zoning and proposed request

Physical Address of Property: 171 Eagle Ridge	Town: Roanoke	Zip: 24012
Tax Map Number(s): 108H(3)45	State Route #: 1428	
Legal Description or Subdivision Name: BROOKFIELD 45 IN 3	Total Acreage: 0.6600	Acreage for request: 0.6600
Instrument Number or Deed Book/Page #: 160003303	Magisterial District: 202 - RAINBOW FOREST	

Existing zoning: R1 Proposed zoning:

Proposed Land Use:
 Short term rental

This property is currently served by: Well Septic Public or Community Water Public sewer

If request is approved by Board of Supervisors, this property will be served by: Well Septic Public or Community Water Public sewer

Does this request need a state-maintained road(s) or involve a new public street or utility not shown on the county's Comprehensive Plan? If yes, please check the *Commission Permit* box above.

Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the *Commission Permit* and *Special Exception Permit* boxes above.

Proposal/Request
Our home has 4 bedrooms. We, as owners would not be remaining on the property while being rented short term. Al McPherson will be the point of contact for the property if any guest or property needs arise. The entire home would be rented while being used as a short term rental.

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All applicants must have notarized signatures by the current property owners. By signing below, signature(s) indicate consent to §25-521(9)(1)(c) for county officials to conduct site reviews on this property.

[Signature]
Signature and printed name of property owners

~~1/3/23~~ 1/5/23 JM
Date

[Signature]
Signature and printed name of property owners

~~1/3/23~~ 1/5/23 JM
Date

Signature and printed name of property owners

Date

Signature and printed name of property owners

Date

State of Virginia
County of Botetourt to Wit:

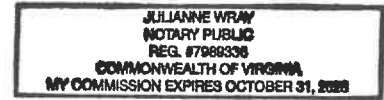
The foregoing instrument was acknowledged before me this 5 day of Jan 2023 by

Daniel P Myers
Printed name of property owners

My commission expires: 10/31/2026 Date

Julianne Wray 7989336
Notary Public printed name and registration number

[Signature]
Notary Public signature



State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 5 day of Jan 2023 by

Jennifer L Myers
Printed name of property owners

My commission expires: 10/31/2026 Date

Julianne Wray 7989336
Notary Public printed name and registration number

[Signature]
Notary Public signature



NOTE: Signature(s) of property owner(s) must be notarized.

Zoning Map Amendment Application and Special Exception Permit Application

Botetourt County Community Development Planning & Zoning

57 S. Center Drive, Daleville, VA 24083

P: 540.928.2080

E: planning@botetourtva.gov



Date: <u>12-16-22</u>		
To the Botetourt County Planning Commission and Board of Supervisors, I/We request to: (Please check all that apply to your request)		
Rezoning <input type="checkbox"/> Special Exception Permit(s) <input checked="" type="checkbox"/> Change in Proffers or Conditions <input type="checkbox"/> Commission Permit (15.2-2232) <input type="checkbox"/>		
Property Owner Information		
Property Owner Name: Ben Ikenberry	Phone #: 540-815-6864	
Mailing Address, with zip code: 2278 Brughs Mill Road, Fincastle, VA 24090	Email:	
Property and Owner Information (if additional owners)		
Name: <i>Suzette R. Ikenberry</i>	Phone #: 540-397-1554	
Mailing Address with zip code: <i>Dille St Clubway PO Box 603 Daleville, VA 24083</i>	Email: ike59@msn.com	
Property Information – Include GIS-quality map showing affected area, current zoning and proposed request		
Physical Address of Property: 2302 Blacksburg Road	Town: Fincastle	Zip: 24090
Tax Map Number(s): 73-45 and 73-9	State Route #: 630	
Legal Description or Subdivision Name:	Total Acreage: 174.01	Acreage for request: 0.25
Instrument Number or Deed Book/Page #:	Magisterial District: Fincastle	
Existing zoning: Agricultural A1	Proposed zoning:	Proposed Special Exception Permit: Explosives Storage
This property is currently served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
If request is approved by Board of Supervisors, this property will be served by: Well <input type="checkbox"/> Septic <input type="checkbox"/> Public or Community Water <input type="checkbox"/> Public sewer <input type="checkbox"/>		
Proposed Land Use: 2 20' Conex Storage Containers For Explosives		
Does this request need a state-maintained road(s)? If yes, please check the <i>Commission Permit</i> box above.		
Does this request need a private road(s) in the Residential, R-3 or R-4 Use Districts? If yes, please check the <i>Commission Permit</i> and <i>Special Exception Permit</i> boxes above.		
Does this request meet the Comprehensive Plan: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Please note the category shown on the <i>Future Land Use Map</i> .		
Please explain the reason for this request: To utilize about 0.25 acres to place 2 Conex 20' storage containers to store civil explosives.		
Statement of Justification: (a separate page may be used): Please explain why this project is requested. Also, how the proposed project will affect this property and adjoining properties. Include hours of operation, outdoor lighting, buffering, proposed proffers, effects on public services such as water and sewer, roads, schools, parks and recreation, fire and rescue, with any other relevant information. See Attached.		

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Ben Ikenberry Ben Ikenberry
Signature and printed name of property owners

12/14/22
Date

Mark Ikenberry MARK IKENBERRY
Signature and printed name of property owners

2-17-2023
Date

Debbie Ikenberry Debbie Ikenberry
Signature and printed name of property owners

2-17-2003
Date

Loretta R Ikenberry Loretta R Ikenberry
Signature and printed name of property owners

2-17-2023
Date

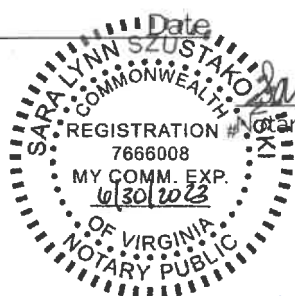
State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 16th day of December by

Ben Ikenberry
Printed name of property owners

My commission expires: 10/30/2023

Sara Szustakowski, 7666008
Notary Public printed name and registration number



Sara Lynn Szustakowski
Notary Public signature

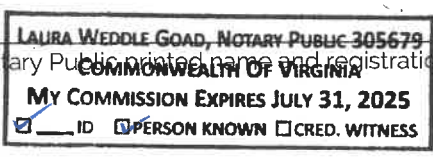
State of Virginia
County of Botetourt to Wit:

The foregoing instrument was acknowledged before me this 17th day of FEBRUARY 2023 by

LORETTA R IKENBERRY, MARK IKENBERRY, DEBBIE A IKENBERRY
Printed name of property owners

My commission expires: 07.31.2025 Date

LAURA WEDDLE GOAD, NOTARY PUBLIC 305679
Notary Public printed name and registration number



Laura Weddle Goad
Notary Public signature

NOTE: Signature(s) of property owner(s) must be notarized.



BOTETOURT COUNTY, VA - REAL ESTATE PROPERTY RECORD CARD

Owner IKENBERRY JAMES T ET AL PO BOX 445 DALEVILLE, VA 24083 Location BLACKSBURG RD FINCASTLE, 24090	Tax Map 73-45 Legal Desc WOODLAND Parcel 23994 Legal Acres 32.8700 Fin Area 0 Style	Attic Basement Stories Exterior Interior Finish Construction
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Valuation Record		LAND USE	
Land: 253100	Building: 0	Other: 0	Total Val: 253100

Transfer of Ownership			
Date	Grantor	Doc #	Sale price

Summary of Improvements									
ID	Use	Strys	Const Type	Yr. Built	Cond	Feat-ures	Size	Value	
01	MTL BLDG	0	5	2000	P	N	8 X 10	0	

Finished Rms Bedrooms Fireplaces 0 3 fixt. bath 2 fixt. bath Primary heat Central AC	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Floor</th> <th style="width: 20%;">Total Area</th> <th style="width: 60%;">Finished</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	Floor	Total Area	Finished			
Floor	Total Area	Finished					

Public Utilities	
Water	
Sewer	
Gas	
Electric	Y
<div style="border: 1px solid black; width: 30px; height: 20px; display: inline-block; margin: 0 auto;">01</div>	

BOTETOURT COUNTY, VA - REAL ESTATE PROPERTY RECORD CARD

Owner IKENBERRY JAMES T ET AL PO BOX 445 DALEVILLE, VA 24083	Tax Map 73-45 Legal Desc WOODLAND Parcel 23994 Legal Acres 32.8700 Fin Area 0 Style	Attic Basement Stories Exterior Interior Finish Construction
Location BLACKSBURG RD FINCASTLE, 24090		

Valuation Record		LAND USE	
Land: 253100	Building: 0	Other: 0	Total Val: 253100

Transfer of Ownership			
Date	Grantor	Doc #	Sale price

Summary of Improvements								
ID	Use	Strys	Const Type	Yr. Built	Cond	Feat-ures	Size	Value
01	MTL BLDG	0	5	2000	P	N	8 X 10	0

Finished Rms Bedrooms Fireplaces 0	3 fixt. bath 2 fixt. bath Primary heat Central AC	Floor Total Area Finished
--	--	---------------------------------

Public Utilities	
Water	
Sewer	
Gas	
Electric	Y
<div style="border: 1px solid black; width: 30px; height: 20px; margin: auto; display: flex; align-items: center; justify-content: center;">01</div>	



December 16th 2022

To: Botetourt County Community Development Planning & Zoning
57 S Center Drive
Daleville, VA 24083

Re: Botetourt Special Exemption Permit Application

We are requesting to use the property located at Parcel ID #73-9 as a storage yard. The proposed Special Exemption Permit is for 0.5 acres located at approximately the GPS Coordinates: N 37°28'59.5" E 79°54'28.5". The storage yard would contain 2 – 8'x8'x20' storage magazines, containing civil explosives. These units are registered with the ATF and regularly inspected by the State Fire Marshall and the ATF.

The usage of this area as a storage yard will have minimal impact on the surrounding area. The existing gravel road will be utilized to access storage area. All living trees will be maintained, and all underbrush will be trimmed and kept in a neat and orderly fashion per ATF regulations.

Actual Magazine to Be Used:



Should you require any further information, please let us know.

Sincerely,

Anna Bosco

Anna Bosco
Virginia Blasting Services
Project Manager
abosco@ecpace.com
917-331-8826

P.O. Box 13925 Roanoke, VA 24038
1036 Missouri Avenue Roanoke, VA 24012
Drilling and Blasting Contractor Since 2006