

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: 09/28/22		
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: RYT LLC	Phone #: 540-874-5989	
Mailing Address, with zip code: 210 Carver Avenue Roanoke, VA 24012	Email: brandonbayse@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: Lee Highway	Town: Cloverdale	Zip: 24077
Tax Map Number(s): 101(11)18B	State Route #: 11	
Legal Description or Subdivision Name: Simmons Industrial	Total Acreage: 2.703	Acreage for request: 2.703
Instrument Number or Deed Book/Page #: 180000007	Magisterial District: Valley	
Existing zoning: B3	Proposed zoning: B3	Proposed Special Exception Permit: Yes
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 checked="" type="checkbox"/> Public sewer <input checked="" type="checkbox"/>		
Proposed Land Use: Auto Shop, Storage Facility, Towing Lot		
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> .		
Yes, this is located in the industrial and commercial areas per our reading of the Botetourt Future Land Use Map with the uses fitting the intended use.		
Please explain the reason for this request: This is for a special exception for the use of part of this property for an auto repair shop along with a "mini-warehouse" storage facility.		
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. The auto shop and storage facility will have standard business hours with the storage facility having a gated entrance to ensure that All B3 zoning regulations will be followed. These more industrial commercial spaces are located in a more industrial area in general along a primary road in Route 11 with no residential properties directly adjacent to this site. Public water and sewer will be used while a new road entrance and potentially a taper will be added as well.		

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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(9)(1)(c)] for county officials to conduct site reviews on this property.

[Signature]
Signature and printed name of property owners

2-23-23
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 23 day of FEB 2023 by

ROBERT YOUNG
Printed name of property owners

My commission expires: 10/31/2026 Date

J Scott Caldwell 7195011
Notary Public printed name and registration number

[Signature]
Notary Public signature

State of Virginia
County of Botetourt to Wit:

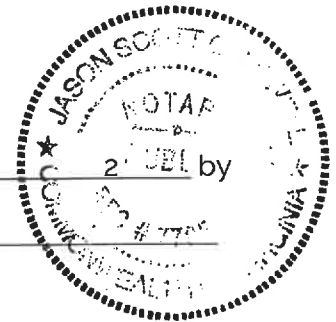
The foregoing instrument was acknowledged before me this _____ day of _____ by _____

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.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and signature by Engineering Concepts, Inc. shall be without liability to Engineering Concepts, Inc.

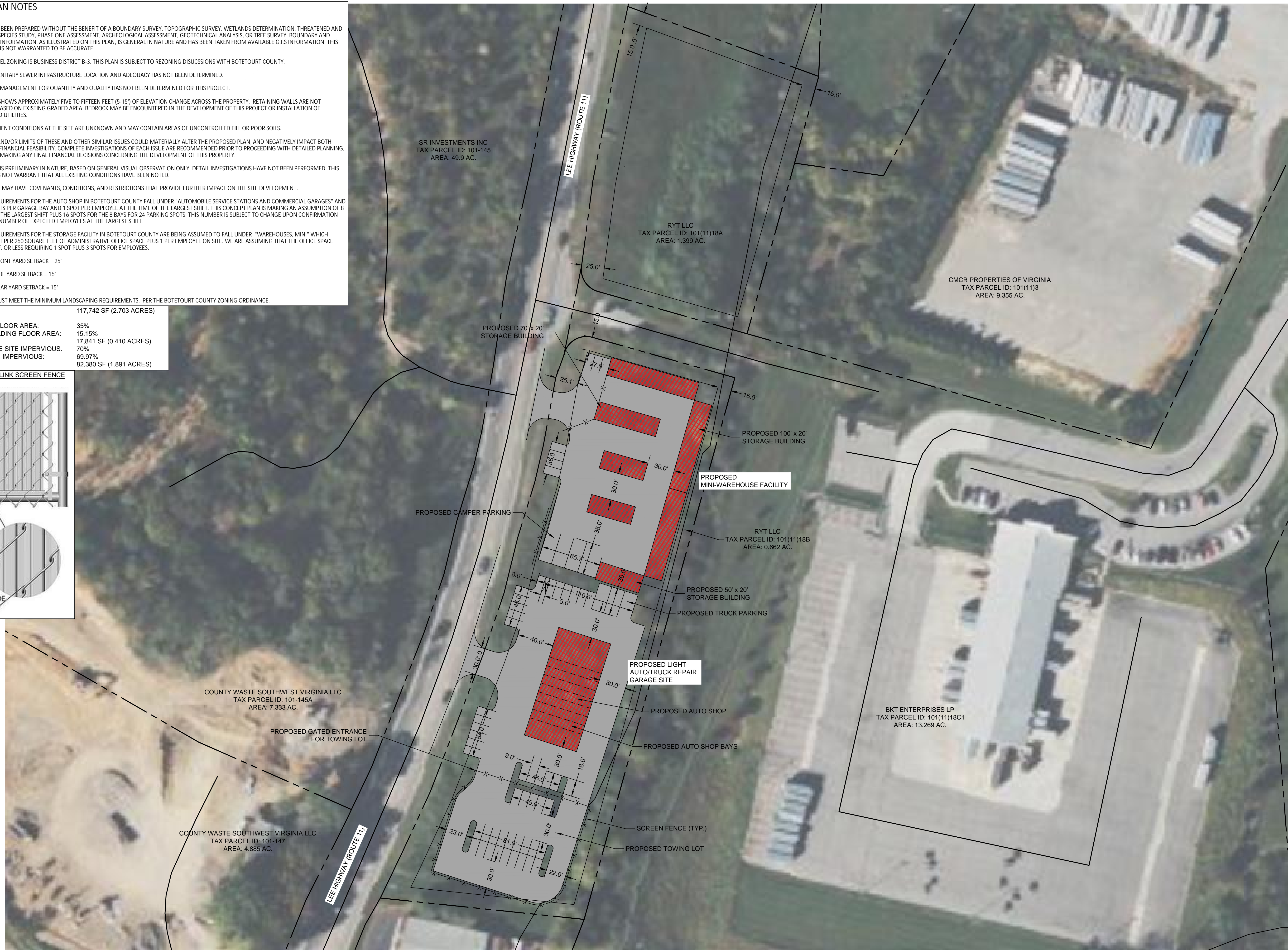
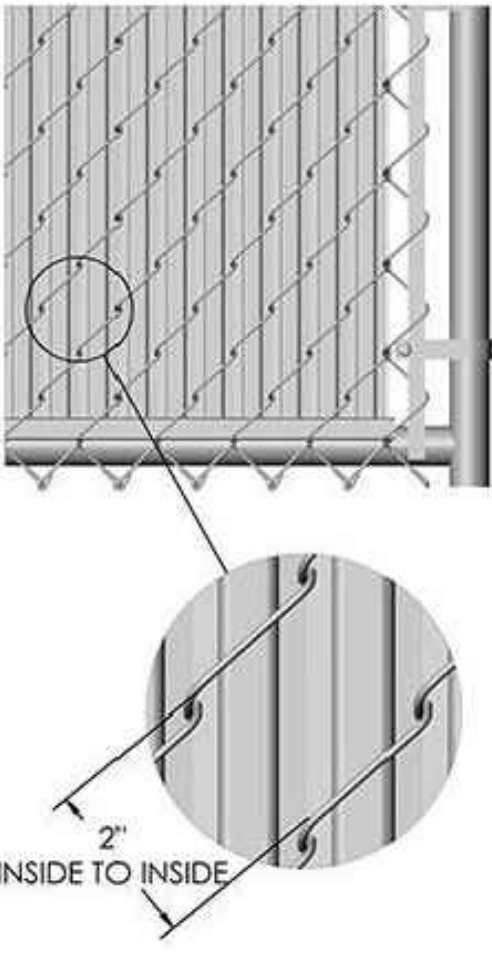
CONCEPT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, WETLANDS DETERMINATION, THREATENED AND ENDANGERED SPECIES STUDY, PHASE ONE ASSESSMENT, ARCHEOLOGICAL ASSESSMENT, GEOTECHNICAL ANALYSIS, OR TREE SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION, AS ILLUSTRATED ON THIS PLAN, IS GENERAL IN NATURE AND HAS BEEN TAKEN FROM AVAILABLE G.I.S. INFORMATION. THIS INFORMATION IS NOT WARRANTED TO BE ACCURATE.
2. CURRENT PARCEL ZONING IS BUSINESS DISTRICT B-3. THIS PLAN IS SUBJECT TO REZONING DISCUSSIONS WITH BOTETOURT COUNTY.
3. WATER AND SANITARY SEWER INFRASTRUCTURE LOCATION AND ADEQUACY HAS NOT BEEN DETERMINED.
4. STORMWATER MANAGEMENT FOR QUANTITY AND QUALITY HAS NOT BEEN DETERMINED FOR THIS PROJECT.
5. TOPOGRAPHY SHOWS APPROXIMATELY FIVE TO FIFTEEN FEET (5'-15') OF ELEVATION CHANGE ACROSS THE PROPERTY. RETAINING WALLS ARE NOT ANTICIPATED BASED ON EXISTING GRADED AREA. BEDROCK MAY BE ENCOUNTERED IN THE DEVELOPMENT OF THIS PROJECT OR INSTALLATION OF UNDERGROUND UTILITIES.
6. PRE-DEVELOPMENT CONDITIONS AT THE SITE ARE UNKNOWN AND MAY CONTAIN AREAS OF UNCONTROLLED FILL OR POOR SOILS.
7. THE IMPACTS AND/OR LIMITS OF THESE AND OTHER SIMILAR ISSUES COULD MATERIALLY ALTER THE PROPOSED PLAN, AND NEGATIVELY IMPACT BOTH PHYSICAL AND FINANCIAL FEASIBILITY. COMPLETE INVESTIGATIONS OF EACH ISSUE ARE RECOMMENDED PRIOR TO PROCEEDING WITH DETAILED PLANNING, AND PRIOR TO MAKING ANY FINAL FINANCIAL DECISIONS CONCERNING THE DEVELOPMENT OF THIS PROPERTY.
8. THIS ANALYSIS IS PRELIMINARY IN NATURE, BASED ON GENERAL VISUAL OBSERVATION ONLY. DETAIL INVESTIGATIONS HAVE NOT BEEN PERFORMED. THIS ANALYSIS DOES NOT WARRANT THAT ALL EXISTING CONDITIONS HAVE BEEN NOTED.
9. THIS PROPERTY MAY HAVE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT PROVIDE FURTHER IMPACT ON THE SITE DEVELOPMENT.
10. PARKING REQUIREMENTS FOR THE AUTO SHOP IN BOTETOURT COUNTY FALL UNDER "AUTOMOBILE SERVICE STATIONS AND COMMERCIAL GARAGES" AND REQUIRE 2 SPOTS PER GARAGE BAY AND 1 SPOT PER EMPLOYEE AT THE TIME OF THE LARGEST SHIFT. THIS CONCEPT PLAN IS MAKING AN ASSUMPTION OF 8 EMPLOYEES AT THE LARGEST SHIFT PLUS 16 SPOTS FOR THE 8 BAYS FOR 24 PARKING SPOTS. THIS NUMBER IS SUBJECT TO CHANGE UPON CONFIRMATION OF THE TOTAL NUMBER OF EXPECTED EMPLOYEES AT THE LARGEST SHIFT.
11. PARKING REQUIREMENTS FOR THE STORAGE FACILITY IN BOTETOURT COUNTY ARE BEING ASSUMED TO FALL UNDER "WAREHOUSES, MINI" WHICH REQUIRE 1 SPOT PER 250 SQUARE FEET OF ADMINISTRATIVE OFFICE SPACE PLUS 1 PER EMPLOYEE ON SITE. WE ARE ASSUMING THAT THE OFFICE SPACE WILL BE 250 S.F. OR LESS REQUIRING 1 SPOT PLUS 3 SPOTS FOR EMPLOYEES.
12. MINIMUM FRONT YARD SETBACK = 25'
13. MINIMUM SIDE YARD SETBACK = 15'
14. MINIMUM REAR YARD SETBACK = 15'
15. SITE PLAN MUST MEET THE MINIMUM LANDSCAPING REQUIREMENTS, PER THE BOTETOURT COUNTY ZONING ORDINANCE.

TOTAL SITE: 117,742 SF (2.703 ACRES)

MAX BUILDING FLOOR AREA: 35%
 PROPOSED BUILDING FLOOR AREA: 15.15%
 17,841 SF (0.410 ACRES)
 MAX ALLOWABLE SITE IMPERVIOUS: 70%
 PROPOSED SITE IMPERVIOUS: 69.97%
 82,380 SF (1.891 ACRES)

SLATTED CHAINLINK SCREEN FENCE
 NOT TO SCALE

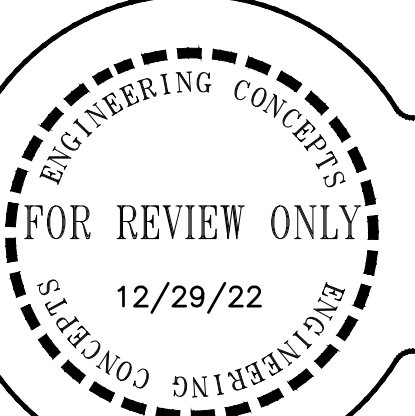


ENGINEERING CONCEPTS, INC.

94 GREENFIELD STREET
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 540.473.1253

**HOMETOWN AUTO
 BOTETOURT COUNTY, VA**

Concept Plan



0 50 100
 GRAPHIC SCALE

PROJECT: 22051

C01