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# Botetourt County Planning Commission Agenda

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

December 12, 2016

6:00 PM

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Anyone interested in addressing the Planning Commission should complete a "Request to Speak" form and give it to Staff before the meeting begins. Forms are located with the agendas and at Planning Staff'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. The Planning Commission will meet in the Kroger parking lot for the field review on Thursday, February 9, 2017 at 3:15 PM.
- B. Review and approval of the November 12, 2016 Planning Commission minutes.

## 2. Closed Session

- A. Closed session to seek consultation with legal counsel regarding specific legal matters requiring the provision of legal advice pertaining to the rezoning, Commission Permit, and SEP request below, as per Section 2.2- 3711(A) (7) of the Code of Virginia of 1950, as amended.

## 3. Public Hearing

- A. Valley Magisterial District: Michael W. Beahm, et al; Frances L. Sanderson, et al c/o Michael W. and John E. Beahm, Executors (Hungate-Fields LLC, contractual purchasers) request a Commission Permit and a Special Exception Permit, with possible conditions, for a private road, and to rezone 15.8 acres+/- from the Industrial (M-1) Use District to the Residential (R-3) Use District, with possible proffered conditions, for the construction of up to 55 zero-lot line dwellings. The property is located on Sanderson Drive (State Route 605) approximately 0.4 miles north of the intersection of Sanderson Drive and Shadwell Drive (State Route 605) and is identified on the Real Property Identification Maps of Botetourt County as Section 107, Parcels 1A and 4.
- B. Timothy W. Lucas requests text amendments to the Botetourt County Code, Chapter 25, to permit residential units above permitted uses in certain zoning districts. These proposed amendments are to Article II. District Regulations Generally: Division 7. Planned Unit Development (PUD): Sec. 25-182. Permitted Uses, or, Sec. 25-183. Uses Permissible by Special Exception, Sec. 25-184. District Requirements and Allowable Density, Sec. 25-187. Use Limitations; Division 8. Traditional Neighborhood District (TND): Sec. 25-204. Permitted Uses, or, Sec. 25-205. Uses permitted by special exception, Sec. 25-206. Residential Lot and Building Requirements; Division 9. Business District (B-1): Sec. 25-222. Permitted Uses, or, Sec. 25-223. Uses Permissible by Special Exception, Sec. 25-225. Lot Requirements, Sec. 25-227. Use Limitations; Division 10. Business District (B-2): Sec. 25-243. Uses Permissible by Special Exception, Sec. 25-246. Building Requirements, Sec. 25-247. Use Limitations; Division 12. Shopping Center District (SC): Sec. 25-282. Permitted Uses, or, Sec. 25-283. Uses Permissible by Special Exception, Sec. 25-285. Lot Requirements, Sec. 25-287. Use Limitations; Article IV. Supplemental Regulations: Division 3. Parking: Sec. 25-473. Required

*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 (540.928.2080 or [lgoad@botetourtva.gov](mailto:lgoad@botetourtva.gov)) 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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off-street parking and loading spaces; Article VI. Definitions: Sec. 25-601. Definitions.

#### 4. Other Business

- A. Adoption of Planning Commission By-Laws.
- B. Nomination and election of Chairman and Vice-Chairman.

#### 5. Adjournment

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