
Botetourt County Planning Commission Agenda

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

March 10, 2014

6:00 PM

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

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 February 2014 minutes.
- B. The Planning Commission will meet in the Kroger parking lot for the field review on Thursday, April 10, 2014 at 3:15 PM.

2. Public Hearings

- A. Blue Ridge Magisterial District: Roanoke City, (Intercept Youth Services, contractual purchaser) requests a text amendment to Chapter 25, Zoning, Section 25-601, Definitions to include "Children's Residential Assessment and Diagnostic Center with private school for up to sixteen (16) youths ages 11-17 "; a Text Amendment to Chapter 25, Zoning, Section 25-73, Uses Permissible by Special Exception to add a Children's Residential Assessment and Diagnostic Center with private school for up to sixteen (16) youths ages 11-17 by special exception permit; a Special Exception Permit in the Agriculture, A-1 Use District for the placement of a Children's Residential Assessment and Diagnostic Center with a private school to serve up to sixteen (16) youths ages 11-17 at 108 Coyner Springs Road (State Route 660), approximately 0.43 miles north of its intersection with Blue Ridge Blvd (U. S. Route 460), identified on the Real Property Identification Maps of Botetourt County as Section 108 (9), Parcel 1B. A Use Not Provided For (February 1991) is approved for this location for a crisis intervention center, containing a maximum of fifteen (15) beds for children. *Tabled from December 9, 2013 public hearing.*
- B. Valley Magisterial District: Porter Mountain Properties LLC requests to rezone from Residential (R-3) to Business (B-1), with possible proffered conditions for the purpose of commercial office space with special exception permit for minimum district size to one (1) acre, with possible conditions, located on a 1.02 acre parcel at 8782 Cloverdale Road, Troutville, approximately 0.04 miles north of the U.S. ALT Route 220 (Cloverdale Road)/State Route 775 (Spring Hollow Road) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101B(A) Parcel 3. A special exception permit is approved currently for a medical care facility at this location.

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) 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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- C. Valley Magisterial District: Hometown Bank requests a special exception permit for the operation of a medical care facility, with possible conditions, in a Business (B-2) Use District. The proposed medical care facility, located at 60 Summerfield Court, Roanoke, on the western side of the intersection of Summerfield Court (Route 1117) and U.S. ALT Route 220 (Cloverdale Road), is identified on the Real Property Identification Maps of Botetourt County as Section 107 (9), Parcel 1.
- D. Fincastle Magisterial District: JCL Associates LLC, in accordance with Section 15.2-2232 and 15.2-2272. of the Code of Virginia 1950, as amended, and Sec. 25-576. Commission Permit of the Botetourt County Zoning Ordinance request to vacate a 30-foot prescriptive right-of-way as recorded in the Circuit Court Clerk's Office of Botetourt County in Deed Book 39, Page 37, situated along Patterson Trail (State Route 683). The portion of Patterson Trail requested to be vacated lies between Tax Map Number 27-13 and 26-42, owned by Mary Helen D. Marsh & Frankie D. Courtemanche; Tax Map Number 27-13B, owned by John P. and Mildred P. Banks; contains a 20' wide ingress and egress easement dedicated to serve Tax Map 27(2)3A that is not included in this request; the prescriptive easement measures 30 feet in width by approximately 750^{+/-} feet in length. The 16.241 acre parcel involved in this request is identified on the Real Property Identification Maps of Botetourt County as Section 27, Parcel 13A.

3. Other Business

4. Adjourn

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