



Botetourt County, Virginia
Board of Supervisors

February 22, 2018

1 West Main Street, Ste. 1
Fayetteville, Virginia 24093
Phone (804) 596-2000
Fax (804) 593-8233

Board of Supervisors
L. W. LeFebvre, Jr.
Chairman

Donald M. Seaborn
Vice Chairman

Stephen P. Clifton

Billy W. Martin, Sr.

L. Roy Sloan

Botetourt Warehouse Associates, LLC
P. O. Box 258
Daleville, VA 24083

The Estate of Barbara H. Goad, Executor
4320 Holmes Street, NE
Roanoke, VA 24012-3006

R & R Holdings
P. O. Box 98
Daleville, VA 24083

The Bradberry Company, LLC
4108 Falling Creek Drive
Vinton, VA 24179

RE: Request in the Amsterdam District from Botetourt Warehouse Associates, LLC, and the Estate of Barbara H. Goad to rezone a combined total of 0.82 acres from the Industrial (M-2) Use District to the Business (B-2) Use District, with possible proffered conditions. In addition to the rezoning, the above listed property owners are requesting a Special Exception Permit for a car wash and a Special Exception Permit for a convenience store, both with possible conditions, in accordance with Section 25-243 Uses permissible by special exception of the Botetourt County Zoning Ordinance. The properties are located on and between 39 and 61 Catawba Road (Route 779), approximately 0.03 miles west of the Catawba Road (State Route 779) and Roanoke Road (US Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcels 12A (0.24 acres), 11 (0.05 acres), and 10 (0.53 acres). The request from Botetourt Warehouse Associates LLC and the Estate of Barbara H. Goad is part of the request to develop a proposed convenience store and car wash on five (5) parcels. The other two parcels which are a part of the request are owned by R&R Holdings Inc. and the Bradberry Company who request a Special Exception Permit for a car wash and a Special Exception Permit for a convenience store, both with possible conditions, in accordance with Section 25-243 Uses Permissible by Special Exception of the Botetourt County Zoning Ordinance. These two parcels total 1.85 acres and are located in the Business (B-2) Use District at 1701, 1721, 1723, 1725, 1727, 1729, and 1731 Roanoke Road, Daleville, at the Catawba Road (State Route 779) and Roanoke Road (U. S. Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcels 15A and 13.

Dear Sir/Madam:

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FEB 26 2018

Botetourt County
Development Services

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This letter will certify that the above referenced rezoning and Special Exceptions Permit requests were approved by the Botetourt County Board of Supervisors at its regular meeting held on January 23, 2018, as follows:

The Botetourt Warehouse Associates, LLC, rezoning request was approved with the following condition:

In the Amsterdam District to rezone a combined total of 0.58 acres from the Industrial (M-2) Use District to the Business (B-2) Use District on properties located on and between 39 and 61 Catawba Road (Route 779), approximately 0.03 miles west of the Catawba Road (State Route 779) and Roanoke Road (U. S. Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcels 11 (0.05 acres) and 10 (0.53 acres).

1. The undersigned property owner voluntarily proffers that the rezoning of its property shall be conditioned upon the construction of a right turn lane on Catawba Road; and of an extension of the left turn lane at the northbound intersection of U. S. 220 and Catawba Road in substantial conformity with the site plan dated October 25, 2017 as revised and submitted to the Board of Supervisors on November 28, 2017.

The Estate of Barbara H. Goad rezoning request was approved as follows:

In the Amsterdam District to rezone 0.24 acres from the Industrial M-2 Use District to the Business B-2 Use District on property located on and between 39 and 61 Catawba Road (Route 779), approximately 0.03 miles west of the Catawba Road (State Route 779) and Roanoke Road (U. S. Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcel 12A.

The Special Exceptions Permit for Botetourt Warehouse Associates, LLC, the Estate of Barbara H. Goad, R & R Holdings, Inc., and the Bradberry Company was approved with the following conditions:

In the Amsterdam District from Botetourt Warehouse Associates, LLC, the Estate of Barbara H. Goad, R&R Holdings Inc., and the Bradberry Company for a Special Exception Permit for a convenience store in accordance with Section 25-243. Uses permissible by special exception of the Botetourt County Zoning Ordinance on properties located on and between 39 and 61 Catawba Road (Route 779) and 1701, 1721, 1723, 1725, 1727, 1729, and 1731 Roanoke Road, Daleville, totaling approximately 2.48 acres, approximately 0.03 miles west of the Catawba Road (State Route 779) and Roanoke Road (U. S. Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcels 12A, 11, 10, 15A and 13, with the following conditions, on the basis that the applicant has satisfactorily demonstrated that the proposed use will have little to no

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adverse effects upon the community or other properties in the vicinity of the proposed use or structures according to Zoning Ordinance Section 25-583 and that the proposal would serve the public necessity, convenience, general welfare, and is good zoning practice:

1. The development shall be constructed in substantial conformance with the "Exterior Elevations, dated 10/13/17; Gas Canopy Awning Details, dated 10/17/17; Light Standard Detail, 7/13/17; Gas Price Monument Details, dated 10/24/17; and Trash Enclosure Detail Away From Building, dated 7/13/17", prepared by Convenience Architecture and Designs P.C. and included with the background report prepared by staff.
2. The development shall be constructed in substantial conformance with the "Preliminary Site Plan (10-25-17)", prepared by LE&D Professionals, P.C., dated October 25, 2017, and included with the background report prepared by staff.
3. The development shall be constructed in substantial conformance with the "Rezoning Details", prepared by LE&D Professionals, P.C., dated October 13, 2017, and included with the background report prepared by staff.
4. The development shall be constructed in substantial conformance with the "Exterior Lighting Plan", prepared by Red Leonard Associates, dated October 11, 2017, and included with the background report prepared by staff.
5. The development shall be constructed in substantial conformance with the "Landscape Plan, Proposed Canopy Study Plan and Landscape Details", prepared by Deborah M Brown Landscape Architecture, dated May 22, 2017 and as revised October 23, 2017, and included with the background report prepared by staff.
6. Noise generated by the development shall not violate provisions of the Botetourt County Noise Ordinance.
7. No temporary window signs are permitted.
8. No outdoor vending machines or display of merchandise shall be permitted, except for that included in the application.
9. All other specifications and general provisions shall be met as required by the Botetourt County Zoning Ordinance and in no instance shall the zoning conditions exempt a project from any local, state or federal development requirements, except where allowed by the Zoning Ordinance.
10. The development shall not be advertised upon Virginia's Interstate and Controlled-access Highway Specific Travel Services (Logo) Signs.
11. Diesel fueling stations shall not be equipped with high velocity dispensers.

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12. Dumpsters shall not be emptied between the hours of 9:00 p.m. and 6:00 a.m. the following day.

The Special Exceptions Permit for Botetourt Warehouse Associates, LLC, the Estate of Barbara H. Goad, R & R Holdings, Inc., and the Bradberry Company was approved with the following conditions:

In the Amsterdam District from Botetourt Warehouse Associates, LLC, the Estate of Barbara H. Goad, R&R Holdings Inc., and the Bradberry Company for a Special Exception Permit for a car wash in accordance with Section 25- 243. Uses permissible by special exception of the Botetourt County Zoning Ordinance on properties located on and between 39 and 61 Catawba Road (Route 779) and at 1701, 1721, 1723, 1725, 1727, 1729, and 1731 Roanoke Road, Daleville, at the Catawba Road (State Route 779) and Roanoke Road (U. S. Route 220) intersection, totaling approximately 2.48 acres, approximately 0.03 miles west of the Catawba Road (State Route 779) and Roanoke Road (US Route 220) intersection, identified on the Real Property Identification Maps of Botetourt County as Section 101, Parcels 12A, 11, 10, 15A, and 13, with the following conditions, on the basis that the applicant has satisfactorily demonstrated that the proposed use will have little to no adverse effects upon the community or other properties in the vicinity of the proposed use or structures according to Zoning Ordinance Section 25-583 and that the proposal would serve the public necessity, convenience, general welfare and is good zoning practice:

1. The development shall be constructed in substantial conformance with the "Car Wash Exterior Elevations, dated 10/24/17, prepared by Convenience Architecture and Designs P.C. and included with the background report prepared by staff.
2. The development shall be constructed in substantial conformance with the "Preliminary Site Plan (10-25-17)", prepared by LE&D Professionals, P.C., dated October 25, 2017, and included with the background report prepared by staff.
3. The development shall be constructed in substantial conformance with the "Exterior Lighting Plan", prepared by Red Leonard Associates, dated October 11, 2017, and included with the background report prepared by staff.
4. The development shall be constructed in substantial conformance with the "Landscape Plan, Proposed Canopy Study Plan and Landscape Details", prepared by Deborah M Brown Landscape Architecture, dated May 22, 2017 and as revised October 23, 2017, and included with the background report prepared by staff.
5. Noise generated by the development shall not violate provisions of the Botetourt County Noise Ordinance.

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6. No temporary window signs are permitted.

7. All other specifications and general provisions shall be met as required by the Botetourt County Zoning Ordinance and in no instance shall the zoning conditions exempt a project from any local, state or federal development requirements, except where allowed by the Zoning Ordinance.

8. The car wash shall not be operated between the hours of 9:00 p.m. and 6:00 a.m. the following day.

This action was taken after advertisements and public hearings of the Botetourt County Planning Commission and the Botetourt County Board of Supervisors in accordance with requirements of the Botetourt County Zoning Ordinance.

Before conducting any site work, constructing any structures, or demolishing any existing buildings on this property, please secure all necessary building, electrical, plumbing, mechanical, and erosion permits required under the applicable Botetourt County Codes.

If you have any questions regarding this matter, please feel free to contact my office.

Sincerely,

Gary Larowe
County Administrator

cc: Mrs. Nicole Pendleton, Planning Manager
Mr. Rodney Spickard, Commissioner of Revenue
Mr. Todd Daniels, Residency Administrator, VDOT
Mr. Patrick Gaudin, Erosion & Sediment Control Administrator
Mr. Rob Hagan, attorney
Mr. Chris Gill, attorney, Christian and Barton

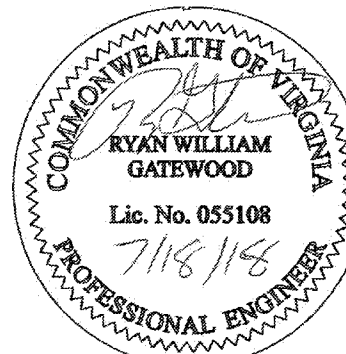
LE&D
PROFESSIONALS, P.C.

RIVER RUN EXECUTIVE OFFICES
SUITE-B
110 EXCHANGE STREET
DANVILLE, VA 24541

N.C. LICENSE: # C-2577
VA. LICENSE: # 0404-001401

PHONE NO. (434) 792-3680
FAX NO. (434) 792-3685
www.landeng.com

PROPOSED SHEETZ STORE
SHEETZ INC.
DALEVILLE-BOTETOURT COUNTY, VIRGINIA
PROFFER CONDITIONS



REVISEMENTS		NO.		DATE		DESCRIPTION	
DATE	BY	NO.	DATE	NO.	DATE	DESCRIPTION	BY
7-18-18	W.A.W.	1					

Sheet No.

25

of 25

Date: MAY 4, 2016

Scale: 1" = 20'

Project No.

WPC-SDA17A(eng)(sig)-SDA17-PLAN-1-REV-1