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*Shampack*

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION CENTER, TUESDAY, NOVEMBER 28, 1989

**ORDINANCE 112889-8 TO CHANGE THE ZONING CLASSIFICATION OF APPROXIMATELY 8 ACRES OF REAL ESTATE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE ROUTE 643 AND I-81 IN THE CATAWBA MAGISTERIAL DISTRICT FROM THE ZONING CLASSIFICATION OF B-2 TO THE ZONING CLASSIFICATION OF M-1 WITH CONDITIONS FOR INDUSTRIAL DEVELOPMENT UPON THE APPLICATION OF THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA**

WHEREAS, by Resolution 91289-4 the Board of Supervisors of Roanoke County, Virginia, initiated amendments to the Comprehensive Plan and to the classifications of certain real estate located in Roanoke County to serve the public purposes of the County as required by public necessity, convenience, general welfare, and good zoning practice to implement the recommendations of the Economic Development Action Plan for FY 1989-90; and

WHEREAS, the first reading of this ordinance was held on October 24, 1989, and the second reading and public hearing was held on November 28, 1989; and,

WHEREAS, the Roanoke County Planning Commission held a public hearing on this matter on November 9, 1989; and,

WHEREAS, legal notice and advertisement has been provided as required by law.

BE IT ORDAINED by the Board of Supervisors of Roanoke County, Virginia, as follows:

1. That the zoning classification of a certain tract of real estate containing approximately 8 acres of real estate located at the southeast corner of the intersection of State Route 643 and I-81 in the Catawba Magisterial District from the zoning classifica-

tion of B-2, General Commercial District, to the zoning classification of M-1, Light Industrial District, for industrial development.

2. That the Board initiated the application to change the zoning classification of this real estate located in Roanoke County to serve the public purposes of the County as required by public necessity, convenience, general welfare, and good zoning practice to implement the recommendations of the Economic Development Action Plan for FY 1989-90.

3. That said real estate is more fully described as follows:

Beginning at a concrete highway monument marking the corner of the rights-of-way of Route 643 and Interstate Highway Route 81; thence N.  $55^{\circ} 29'$  E. 450 feet, more or less, to a point in the center of a drainage ditch; thence following the meanders of the drainage ditch in a southerly direction 875 feet, more or less, to a point: thence S.  $53^{\circ} 52'$  W. 426 feet, more or less, to a point on the eastern right-of-way of Route 643; thence following the said right-of-way N.  $15^{\circ} 12' 30''$  W. 128.21 feet to a concrete highway monument; thence N.  $12^{\circ} 21'$  W. 194 feet to a concrete highway monument; thence N.  $15^{\circ} 17' 10''$  W. 417.14 feet to the place of beginning and containing 7.96 acres, more or less; and as shown on a plat of survey, entitled "Property Exchange, Tract **A,**" prepared by the Roanoke County Department of Public Facilities, dated September 16, 1986, attached hereto.

4. That Roanoke County as owner of this real estate has voluntarily proffered in writing the following conditions which the Board of Supervisors hereby accepts:

(1) The property will not include permitted uses for:

(a) Automobile painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling:

(b) Manufacturing of pottery and figurines or other similar ceramic products, using **clay,** and kilns:

(c) Seed and feed stores;

(d) Veterinaryhospitaland commercialkennelswith

exterior runs and yards; and

(e) Flea markets.

(2) The noise levels shall not exceed 60 decibels measured at adjacent property lines.

(3) Dust minimization measure will be employed during construction and operation of all on-site facilities.

(4) The developer of the site shall comply with building height, yard, setback, and lot coverage regulations for M-1, Light Industrial District.

5. That the effective date of this ordinance shall be November 28, 1989.

On motion of Supervisor Garrett, seconded by Supervisor Robers, and carried by the following recorded vote:

AYES: Supervisor Johnson, Robers, **Nickens**, Garrett

NAYS: None

ABSTAIN: Supervisor McGraw

A COPY TESTE:

*Mary H. Allen*  
Mary H. Allen, Clerk  
Roanoke County Board of Supervisors

cc: File  
Arnold Covey, Director, Development & Inspections  
Terry Harrington, Director, Planning  
John Willey, Director, Real Estate Assessment  
Paul Mahoney, County Attorney

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