

Bradley E. Grose, Mayor
Robert R. Altice, Council Member
Carolyn D. Fidler, Vice Mayor
Matthew S. Hare, Council Member
William "Wes" Nance, Council Member



Vinton Municipal Building
311 South Pollard Street
Vinton, VA 24179
(540) 983-0607

Vinton Town Council
Regular Meeting
Tuesday, November 1, 2011

AGENDA

Consideration of:

- A. 7:00 p.m. - ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- B. MOMENT OF SILENCE**
- C. PLEDGE OF ALLEGIANCE TO THE U. S. FLAG**
- D. CONSENT AGENDA**
 - 1. Consider approval of minutes for Council in the Neighborhood meeting of October 18, 2011.
- E. AWARDS, RECOGNITIONS, PRESENTATIONS**
- F. CITIZENS' COMMENTS AND PETITIONS** - This section is reserved for comments and questions for issues not listed on the agenda.
- G. TOWN ATTORNEY**
- H. TOWN MANAGER**
 - 1. Consider adoption of a Resolution declaring November 27-December 3, 2011 as BuyVinton week in the Town of Vinton.
- I. MAYOR**
- J. COUNCIL**
- K. ADJOURNMENT**
- L. WORK SESSION**

1. Brief Council on application from Potomac Foods Real Estate, LLC, to rezone three parcels of land off Bedford Road from R-3 Residential to GB General Business District to expand Bojangles' Restaurant parking areas and associated improvements.

NOTICE OF INTENT TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

Reasonable efforts will be made to provide assistance or special arrangements to qualified individuals with disabilities in order to participate in or attend Town Council meetings. Please call (540) 983-0607 at least 48 hours prior to the meeting date so that proper arrangements may be made.

NEXT TOWN COUNCIL MEETINGS:

- November 2, 2011 – 4:00 p.m. – **Special Council Meeting** – Closed Meeting, Pursuant to § 2.2-3711 A (1) of the 1950 Code of Virginia, as Amended, for Discussion or Consideration of Personnel Matters to Interview Candidates for Police Chief Position – Vinton War Memorial, 814 Washington Avenue
- November 9, 2011 – 4:00 p.m. – **Special Council Meeting** – Closed Meeting, Pursuant to § 2.2-3711 A (1) of the 1950 Code of Virginia, as Amended, for Discussion or Consideration of Personnel Matters to Interview Candidates for Police Chief Position – Vinton War Memorial, 814 Washington Avenue
- November 15, 2011 – 6:30 p.m. – **Council in the Neighborhood Meeting** – Craig Avenue Recreation Center, 900 Chestnut Street

MINUTES OF A COUNCIL IN THE NEIGHBORHOOD MEETING OF VINTON TOWN COUNCIL HELD AT 6:30 P.M. ON TUESDAY, OCTOBER 18, 2011, AT THE LIVING WATER BAPTIST CHURCH OF VINTON LOCATED AT 627 VALE AVENUE, VINTON, VIRGINIA.

MEMBERS PRESENT: Bradley E. Grose, Mayor
Robert R. Altice
Carolyn D. Fidler
Matthew S. Hare
William W. Nance

STAFF PRESENT: Christopher S. Lawrence, Town Manager
Elizabeth Dillon, Town Attorney
Michael Kennedy, Public Works Director
Ben Cook, Police Chief
Mark Vaught, Police Lieutenant
Christopher Linkous, Fire/EMS Captain
Stephanie Dearing, Human Resources Director, Acting Town Clerk
Lauren Hodges, Facilities Manager
Barry Thompson, Finance Director/Treasurer
Mary Beth Layman, Special Program Coordinator
Consuella Caudill, Assistant Town Manager/Economic Development Manager

The Town Manager opened the meeting at 6:30 p.m. and welcomed everyone in attendance. He commented on the walk through the neighborhood prior to the meeting and that the goal is to have an open meeting to listen to the concerns and questions from citizens. Council members and staff introduced themselves

The Town Manager commented on the riparian buffer project that was done along Glade Creek with grant funds and with the assistance of several citizens in the neighborhood.

Two guests, Rick Sheets and Alfred Chevalier with TAP were introduced. Mr. Sheets made brief comments about the SERC (Sustainable Energy Resources for Consumers) Program for a targeted neighborhood in Vinton and Roanoke City and then referred to Mr. Chevalier, who is the Project Manager, for further comments.

Mr. Chevalier indicated that 49 clients in the neighborhood were identified to be eligible for the Program and 12 actually qualified. Out of the projects to date they have weatherized seven of those homes and have started the replacement of three roofs and there are three geothermal projects that should be started within a week. He indicated they would like to have more participants in the Program.

After the Program started, Appalachian Power Company (AEP) offered assistance for homes to be weatherized, allowing them to replace refrigerators, heat pumps or air condensers that are old and not energy efficient.

Rick Sheets explained that geothermal heat pump installation costs around \$20,000 and is a very valuable asset for a home. Energy costs are reduced immediately and the replacement of refrigerators and hot water heaters will make a difference in utility costs. Two basic requirements for the Program are income level and home structure that will allow such improvements. The Program ends in March and he encouraged other property owners in the neighborhood to contact them for more information.

The Town Manager recognized Chief Ben Cook, Lieutenant Mark Vaught, and Master Police Officer Fabricio Drumond. He then opened the meeting for questions and comments from citizens indicating that all questions may not be answered at the meeting, but Staff will follow up on each issue and report back.

Mike Dishon, of 210 9th Street, commented on the type of asphalt used to repair the alley at 8-1/2 Street that has chunks of glass mixed in with it. The repair was done over a week ago, but as people drive up and down the alley, this asphalt is not going to last. He suggested that if it was tarred, it would last longer.

He also indicated that the overgrowth on the sides narrow the street, especially on 10th Street, and it is hard for two cars to go through at the same time.

Another citizen commented about the same alley that when it rains water runs from the garage above and makes a gulley which they have to cross to get to their house. It was promised that the next time it would be hard topped.

Mike Kennedy, Public Works Director, commented that at the present time he does not have the people nor the money to do what has to be done. There are limited funds to maintain the streets and they do the best they can to maintain the alleys. This particular alley needs a surface treatment but the big issue is the resources.

Mr. Dishon did indicate that after he reported the problem, it only took a week for the Town to at least attempt the repair.

Chris Elliott, of 108 7th Street, thanked the Town for the quick response to repair a hole in one day and for cleaning up across the street from her house. Mr. Altice asked if the hole was on the street or in an alley and she indicated on the street. Mr. Altice then commented that we get funds from the State for street repairs, but not for alleys.

Ms. Elliott also commented about the trees at the apartments that need to be cut back which recently took down an electrical wire. She asked why the Town cannot force the owner of the apartments to trim the trees. The Town Manager indicated he would refer the matter to Code Enforcement. She also wanted to thank the Town for notifying Norfolk Southern to keep the trestle clean.

Another citizen mentioned the tracks along 8th Street and Mike Kennedy said that it is in Norfolk Southern's long term plan to replace. The intersection will have to close for five days when the project is started.

Anita McMillan, Planning and Zoning Director, commented to Ms. Elliott that when a tree is on private property they can send a courtesy letter to the property owner to advise them of possible damage or a safety issue. However, the Town Manager said as long as the tree is standing, it is not in violation even though it poses a risk. There is no current code to enforce it.

A question was asked about the rumor that the Vinton Swimming Pool was going to be shut down. The Town Manager explained that two years ago, based on his recommendation that the pool was costing the Town more than reasonable and the pool being 60 years old, that it be closed. Council took action and voted to close the pool at that time. That decision prompted some community members at Thrasher to approach the Town and offer assistance in keeping the pool open.

Mary Beth Layman and her staff have overseen the operation of the pool while Thrasher, Vinton Baptist and Vinton Wesleyan have helped with programs, advertising and sponsoring swimming lessons. This community assistance has turned a negative into a positive and even though the Town is still subsidizing the operating expenses, the amount has gone from \$50,000 to almost \$25,000. At this point the Town intends to keep it open next year, but the age of the pool does create a long term issue that the Town will have to address.

A citizen commented on the trees planted on Tinker Avenue and the growth of tall weeds. The Town Manager explained that a contractor was hired to do weed control and a lot of the weeds have been spot treated. Mike Kennedy confirmed that weed control was done in April of last year to try and contain the Johnson grass and overgrown weeds. She also indicated that some of the trees do not look healthy.

Ms. Elliott asked if planting the trees would help to reduce the cost of flood insurance. The Town Manager answered that it does not affect flood insurance costs, only helps to address water quality. The properties are still in a flood plain and that does not change, but the risk of flooding may be a little less.

Anita McMillan said that in the Roanoke Valley, the Town of Vinton and City of Salem are still at Level 10 and property owners have to pay a higher premium for flood insurance. The issue is funding and staff to be able to comply with the regulations to reduce the level.

A citizen expressed thanks to Council and Staff for having the meeting in the Midway area and showing their concern for the citizens of that community

A citizen commented on the amount of trucks traveling back and forth through the neighborhood from Southern States even though there is a designated truck route. Approximately 15 go in and come back out in a day which amounts to 30 trips through the neighborhood.

The Town Manager commented that sign there is a posted sign for a truck route, there is an enforcement piece to this situation and that the Plant Manager, Dave Jones, can also be contacted to make sure the drivers know the truck routes. He has also been made aware of trees that are causing issues for the truck drivers and others on Virginia Avenue next to Wells Fargo that need to be addressed.

A citizen commented that there is a sink hole that is beginning to get larger near the SPCA which is in the City. The Town Manager does not know if the City knows about this or not, but he can pass the information along to City staff.

With no further citizen comments, the Town Manager invited everyone to stay for the regular meeting to follow or to attend any Council meeting at the Municipal Building.

A citizen also thanked Mayor Grose and Mr. Altice for working with Norfolk Southern about the train whistles.

Mr. Hare asked if the Midway community has a Neighborhood Watch Group and a citizen indicated that there was one sponsored by the prior owner of the apartment complex and with the change of owners and tenants, it is no longer in existence. The Town Manager mentioned that if there is an interest in starting one up again, Lieutenant Vaught would be the contact person.

A citizen commented that a police car was traveling fast about two weeks up by the apartments on 8th street where a lot of kids cross the street and it poses a danger for them to travel through without lights or sirens. Thanks were expressed to the police for checking the apartments at all times of the day and night.

Mr. Nance commented that it is evident from the meeting tonight that Town staff is dedicated, love this Town and give their heart and soul to it. Even though the budget over the last three years has shrunk over \$1 million, the reason many issues are still addressed is because of the dedicated staff who do listen to the citizens. He appreciates those that expressed their concerns tonight.

The Mayor also expressed his appreciation for the citizens who attended, those who made comments, both positive and negative, and also thanks to the staff.

Mike Kennedy indicated that he placed some educational materials in the back relating to refuse and recycling, water and wastewater, stormwater, and some back flow preventers that attach to your outside water hose.

The Mayor called the regular meeting to order at 7:44 p.m.

The Town Manager called the roll with Council Member Altice, Council Member Fidler, Council Member Hare, Council Member Nance and Mayor Grose present.

The Mayor introduced the Moment of Silence and Mr. Altice led the Pledge of Allegiance to the U.S. Flag.

Under consent agenda, upon motion by Mr. Hare, seconded by Mr. Nance, with a 5-0 vote, Council approved the minutes as presented.

Approved minutes of October 4, 2011

Mr. Nance read a letter from Chief Cook naming Detective Sergeant Cummings as Police Officer for the month of September.

A citizen commented on the Fire and EMS volunteers in the Town and that it is encouraging to see so many volunteers.

The Mayor thanked staff for their support of the activities at the Fall Festival. He again thanked staff for being a part of this effort and Council's effort to try and establish as much communication with the communities as possible. He hopes that the neighborhoods as well as Council and staff will benefit from these meetings

Comments from Council – Mr. Nance thanked staff for help with Fall Festival and also for Chamber of Commerce. Mr. Altice did a ride along with the police the other night and encouraged all Council members to do the same. Ms. Fidler commented on her attendance at the VML annual meeting the first of October and that she will be getting together information to pass on to Council. She attended conferences concerning blight and use of goats to help take care of overgrowth of weeds as well as others.

A citizen thanked the police for a noticeable drop in drug activity in the Midway community.

The Mayor thanked Living Water Baptist Church for hosting the meeting and appreciation of their hospitality. A citizen commented about expression of conference for the community and appreciation for continuing to have the Pledge to the United States flag.

Ms. Fidler made further comments about the SERC program and getting the word out to other neighbors

Mary Beth Layman mentioned a Craft Show on Saturday at the Farmer's Market and the Trick or Treating downtown on October 31st.

Upon motion by Mr. Nance, seconded by Ms. Fidler, with a 5-0 vote, the meeting was adjourned at 8:06 p.m.

APPROVED:

Bradley E. Grose, Mayor

ATTEST:

Stephanie Dearing, Acting Town Clerk

DATE: November 1, 2011

SUBJECT: Buy Local Promotion

ISSUE/PURPOSE: Declaring November 27 – December 3, 2011 as BuyVinton week to promote buying locally.

SUMMARY: The staff is promoting a campaign to buy from local companies, to help the local economy. This promotion was discussed with the Chamber of Commerce and is supported by the Chamber to promote a buy local week in Vinton. The resolution attached would declare November 27 – December 3, 2011 as BuyVinton week. The promotion would be made aware to the Vinton Messenger to help encourage businesses to participate and advertise their business as open during that week. This week culminates with the Christmas Parade and the staff and Chamber hopes this will spur additional shopping on the week after “black Friday” and leading up to the Christmas holiday shopping season.

The Town will also list all businesses that have an active business license and are physically located in the Town on our website. This list will be by area of sales or service, such as banking, insurance, women’s retail, general retail, etc. A press release is planned for the kick off as well as an article in the Vinton Messenger as a part of the media relations.

ACTION

REQUESTED: Approve the promotion and pass the resolution.

CITIZENS

COMMENTS: Not Applicable

DATE ACTION

NEEDED: November 1, 2011

ATTACHMENTS: Resolution

RESOLUTION NO.

AT A REGULAR MEETING OF VINTON TOWN COUNCIL HELD ON TUESDAY, NOVEMBER 1, 2011, AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE VINTON MUNICIPAL BUILDING, 311 SOUTH POLLARD STREET, VINTON, VIRGINIA.

WHEREAS, BuyVinton is a promotion and marketing program that encourages Vinton residents and businesses to do their shopping for goods and services at Vinton businesses; and

WHEREAS, BuyVinton is a joint program of the Town and the Vinton Area Chamber of Commerce (VACC); and

WHEREAS, the Town of Vinton and VACC have been working together for some time to define goals and means to promote local businesses; and

WHEREAS, some of the goals of BuyVinton include promoting an awareness of Vinton businesses and the opportunities they present to local residents for convenience and value; keeping local dollars in Vinton, thereby increasing sales by Vinton businesses; contributing to Town sales tax revenue through increased sales; sending a positive message that supports new business recruitment and existing business retention; and

WHEREAS, BuyVinton has several target audiences and multiple benefits to the community and

WHEREAS, the "partnership" between the Town of Vinton and the VACC for the BuyVinton Program further strengthens the relationship between the Town and the business community; and

WHEREAS, the official kick-off for the BuyVinton Program will be held during the last week of November; and

WHEREAS, after the event the Town Council does encourage residents and businesses throughout the year to promote buying local,

NOW, THEREFORE, BE IT RESOLVED, that the Vinton Town Council does hereby declare November 27-December 3, 2011 as BuyVinton week in Vinton, Virginia, and encourages all citizens and businesses to participate in the BuyVinton program.

Motion made by Council Member _____, seconded by Council Member _____, with the following votes recorded.

AYES:

NAYS:

APPROVED:

Bradley E. Grose, Mayor

ATTEST:

Susan N. Johnson, Town Clerk

STAFF REPORT

PETITIONER: Potomac Foods Real Estate, LLC
PREPARED BY: Anita J. McMillan
CASE NUMBER: 2011101
DATE: October 18, 2011

A. NATURE OF REQUEST

Mr. Stan Seymour, Potomac Foods Real Estate, LLC, the Petitioner, is requesting a rezoning of three parcels of land off Bedford Road; two vacant parcels and 953 Bedford Road, tax map numbers 060.20-07-29.00, 060.20-07-30.00, and 060.20-07-31.00, a total of 0.271 acre, from R-3 Residential to GB General Business District. The purpose of the rezoning is to expand Bojangles' Restaurant parking areas and associated improvements.

B. APPLICABLE REGULATIONS

The three parcels of land are currently zoned R-3 Residential District include an undeveloped vacant parcel, a parcel developed with a single-family brick dwelling that has been vacant since 2007, and a parcel that serves as a buffer and parking areas for Bojangles' Restaurant. The intent of the R-3 District is to provide for a variety of housing types at medium to high density in a suitable residential environment protected from encroachment by incompatible nonresidential uses.

The GB General Business District allows a wide range of retail and service uses, which are intended to serve the community as a whole or cater to the traveling public. The GB District is intended to be applied along primary traffic routes and to areas having direct access to such routes, in order to provide safe and efficient access while avoiding the routing of traffic onto minor streets or through residential areas. The district regulations are designed to afford flexibility in permitted uses of individual sites in order to promote business opportunities, economic development, and the provision of services. Uses by right that are allowed in GB District include institutional, offices and/or commercial uses, such as but not limited to adult day care centers, auto wash facilities, banks, doctor offices, restaurants, retail stores and shops. In addition, a list of uses such as amusement centers, flea markets, and auto and truck general repair are permitted in the GB District, subject to approval of a special use permit.

C. ANALYSIS OF EXISTING CONDITIONS

Background: The existing Bojangles' Restaurant at 900 Hardy Road, is located on parcel that is zoned GB District. On June 10, 1999, before the restaurant was built, the Board of Zoning Appeals voted to approve Potomac Foods Real Estate, LLC's variance request in the number of off-street parking spaces required, from 37 spaces to 35 spaces. The variance was approved with three conditions:

1. Installation of a six (6) feet high continuous wooden fencing and two (2) staggered rows of evergreen trees to be six (6) feet high at time planting along the northwest side of the property as indicated in the submitted site plan.
2. Ten (10) feet front yard setback from Bedford Road as required by the Vinton Zoning Ordinance, with a row of evergreen trees to be planted in this ten (10) feet setback.
3. There will be no entrances or exits onto Bedford Road.

The restaurant was completed in March 2000, and the adjoining parcel, which is zoned R-3 Residential District, located to the north of the restaurant was allowed to be developed to serve as the 25 feet wide required transitional yard and parking areas.

Location: Three parcels of land off Bedford Road; tax map numbers 060.20-07-29.00, 060.20-07-30.00, and 060.20-07-31.00.

Topography/Vegetation: The three parcels are level; one undeveloped, one developed with vacant single-family dwelling, and one serves as Bojangles' Restaurant parking and transitional yard areas.

Adjacent Zoning and Land Uses: The properties to the west of Vinyard Road are zoned GB District and R-3 Residential District, and are developed with multi-family dwellings - Briarwood East and Grape Arbor Townhome apartments. The property to the east is zoned GB District and is developed with commercial use, Midas (Speedee) Auto Service Center. The property to the immediate north is zoned R-3 Residential District and is developed with a three-unit apartment building.

D. ANALYSIS OF PROPOSED DEVELOPMENT

Site Layout/Architecture: A development plan was submitted with the rezoning application, showing the improvements being proposed to Bojangles' Restaurant existing site and area where the parcels are to be rezoned. The rezoning of the three parcels will allow the Petitioner to expand the existing parking areas and make associated improvements to the site. The existing restaurant building will remain in place along with the majority of the existing improvements adjoining the parcels to be rezoned. The existing entrance along Vinyard Road is being relocated to the north to better serve the revised parking area configuration. The existing dumpster enclosure will be removed and a new dumpster enclosure will be provided on the parcels to be rezoned. According to the Petitioner, the proposed improvements further the intent of the GB District by providing safe and efficient access to an existing commercial business, while maintaining the harmonious development and compatibility with the surrounding area.

Also, according to the Petitioner, the proposed parking expansion will have minimal impacts on the surrounding properties. The parcels to be rezoned are surrounded by public right-of-way on two sides of the parcels, Vinyard Road and Bedford Road. As required by the zoning ordinance, a 25 feet wide buffer will be provided in the transitional yard to the northwest of the site.

Site Access: Hardy Road, a four lane right-of-way with sidewalks fronting the property on Hardy

Road. The other access is from Vinyard Road, a two lane right-of-way, which is proposed to be relocated to the north, to provide greater sight distance for patrons leaving Bojangles' Restaurant and create better separation between the new access point and the intersection of Vinyard and Hardy Roads.

Utilities – Public water and sewer services are available.

E. COMPREHENSIVE PLAN/FUTURE LAND USE

The 2004-2024 Town Comprehensive Plan has designated the three parcels and the parcel to the immediate northwest as high-density residential The Bojangles Restaurant and the areas to the west and east are designated as general commercial land use area. The properties to the south, across Hardy Road are designated as retail/service commercial land use area.

F. STAFF COMMENTS

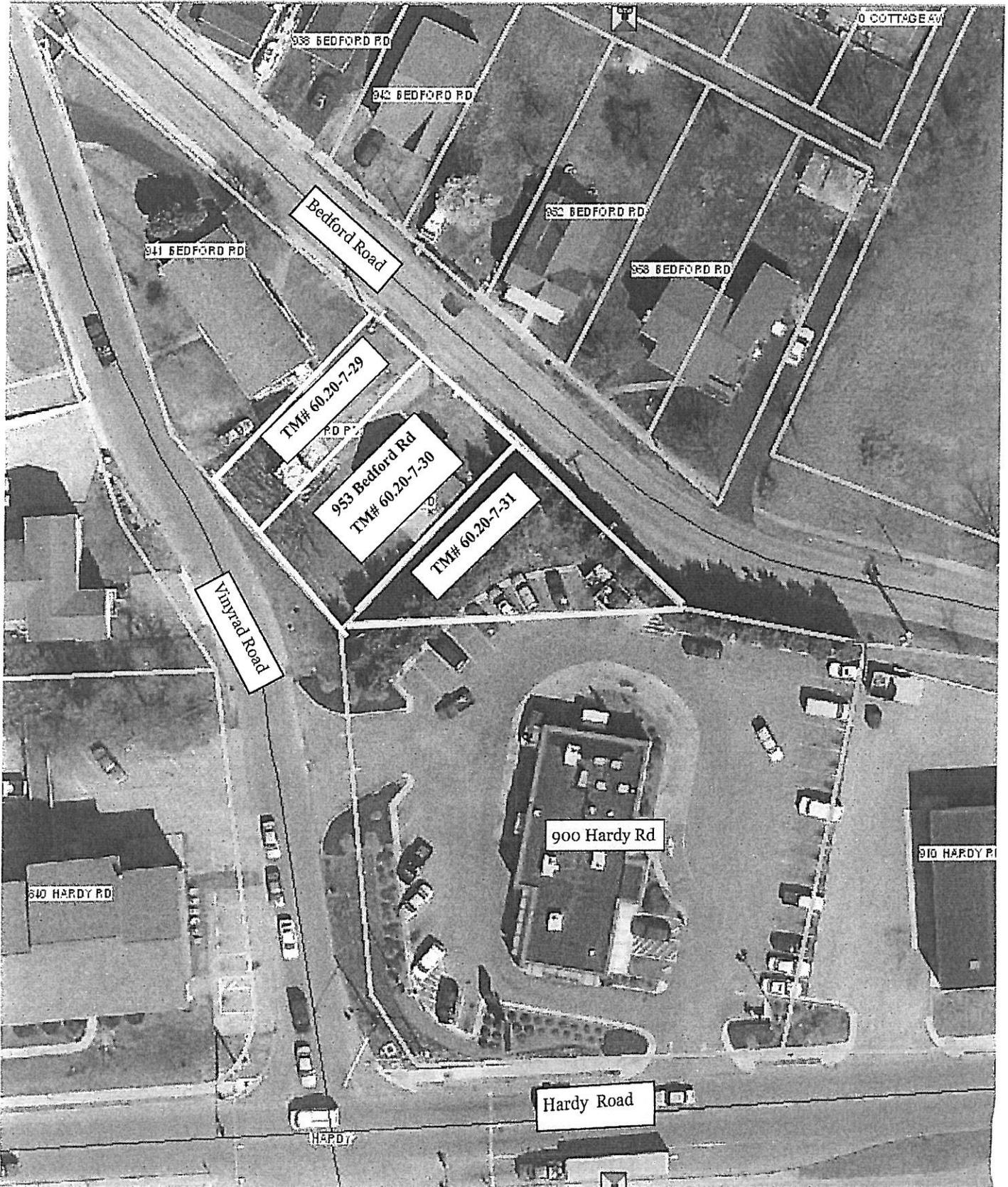
The proposed rezoning of the three parcels of land from R-3 Residential District to GB District may be considered as not consistent with the future land use of the 2004-2024 Town of Vinton Comprehensive Plan, but at the same time two of the parcels have remained an undeveloped lot and a vacant dwelling. The other lot has been developed as transitional yard and parking areas since the existing Bojangles' Restaurant was completed in March 2000. The proposed expansion of the parking areas, improvements to the site, relocation of the existing entrance along Vinyard Road, are intended to improve access to the restaurant with improved pedestrian and vehicular circulation.

In conjunction with an application for rezoning of property, the Petitioner may voluntarily proffer reasonable conditions in addition to the regulations specified for the zoning district and a locality may accept proffered conditions once the public hearing has begun. The Planning Commission and the Town Council shall not be obligated to accept any or all proffered conditions.

The general purpose of zoning is to promote the health, safety, and general welfare of the public. There are other permissible considerations for zoning action, such as to provide for adequate light, air, convenience of access and safety from fire, flood, crime, and other dangers; to reduce or prevent congestion in the public streets; and to facilitate the creation of a convenient, attractive, and harmonious community. The Petitioner has the burden to show that the underlying zoning is unreasonable; the requested rezoning serves interests other than just financial gain for the property owner; and the requested rezoning is consistent with the comprehensive plan.

Any proposed use on the three parcels of land will require a minimum twenty-five (25) feet buffer be provided to the northwest of the site, because the property is zoned R-3 Residential District. The Petitioner has not submitted any proffered conditions for this request.

Bojangles Rezoning Request
0 Bedford Road, TM# 60.20-7-29,
953 Bedford Road, TM# 60.20-7-30,
0 Hardy Road, TM# 60.20-7-31



TOWN OF VINTON

APPLICATION FOR REZONING

Applicant's name: Balzer & Associates, Inc. Phone: 540-772-9580

Address: 1208 Corporate Circle Roanoke, VA Zip Code: 24018

Date: 9/19/11 Public Hearing: PC Date: _____ TC Date: _____

Owner's name: Potomac Foods Real Estate LLC Phone: 540-537-6194

Address: 5942 Coleman Road Roanoke, VA Zip Code: 24018

Location of Property: 0 Hardy Road, 953 Bedford Road, 0 Bedford Road

Tax Map Number: 060.20-07-31.00, 060.20-07-30.00, 060.20-07-29.00

Request Property be rezoned from: _____ R3 _____ to: _____ GB _____

Size of parcel(s): ^{Total: 0.271} 0.10, 0.114, 0.057 Existing land use: Parking Area, Residential House

Proposed land use: Fast Food Future land use Map: High Density Residential
Restaurant

The Planning Commission will study rezoning request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

- 1. Describe briefly the type of use and improvements proposed. State whether new buildings are to be constructed, existing buildings are to be used, or additions made to existing buildings.

See Attached Letter

2. Why does applicant believe the location of the use in question on the particular property is essential or desirable for the public convenience or welfare and will not be detrimental to the immediate neighborhood?

See Attached Letter

3. Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation, and fire/rescue.

See Attached Letter

4. Attach **Concept Plan** of the proposed project. Plan must be 8 ½ " x 11". Plan shall show boundaries and dimensions of property; location, widths, and names of all existing or platted streets within or adjacent to the development; all buildings, existing and proposed, dimension, floor area and heights; dimensions and locations of all driveways, parking spaces and loading spaces; existing utilities (water, sewer) and connections at the site; landscaping and the like. Architect's sketches showing elevations of proposed buildings and complete plans are desirable and if available, should be filed with the application.

5. It is proposed that the property will be put to the following use:

See Attached Letter

6. It is proposed that the following buildings will be constructed:

See Attached Letter

7. Please submit any proffered conditions at the site and show how they are addressed.

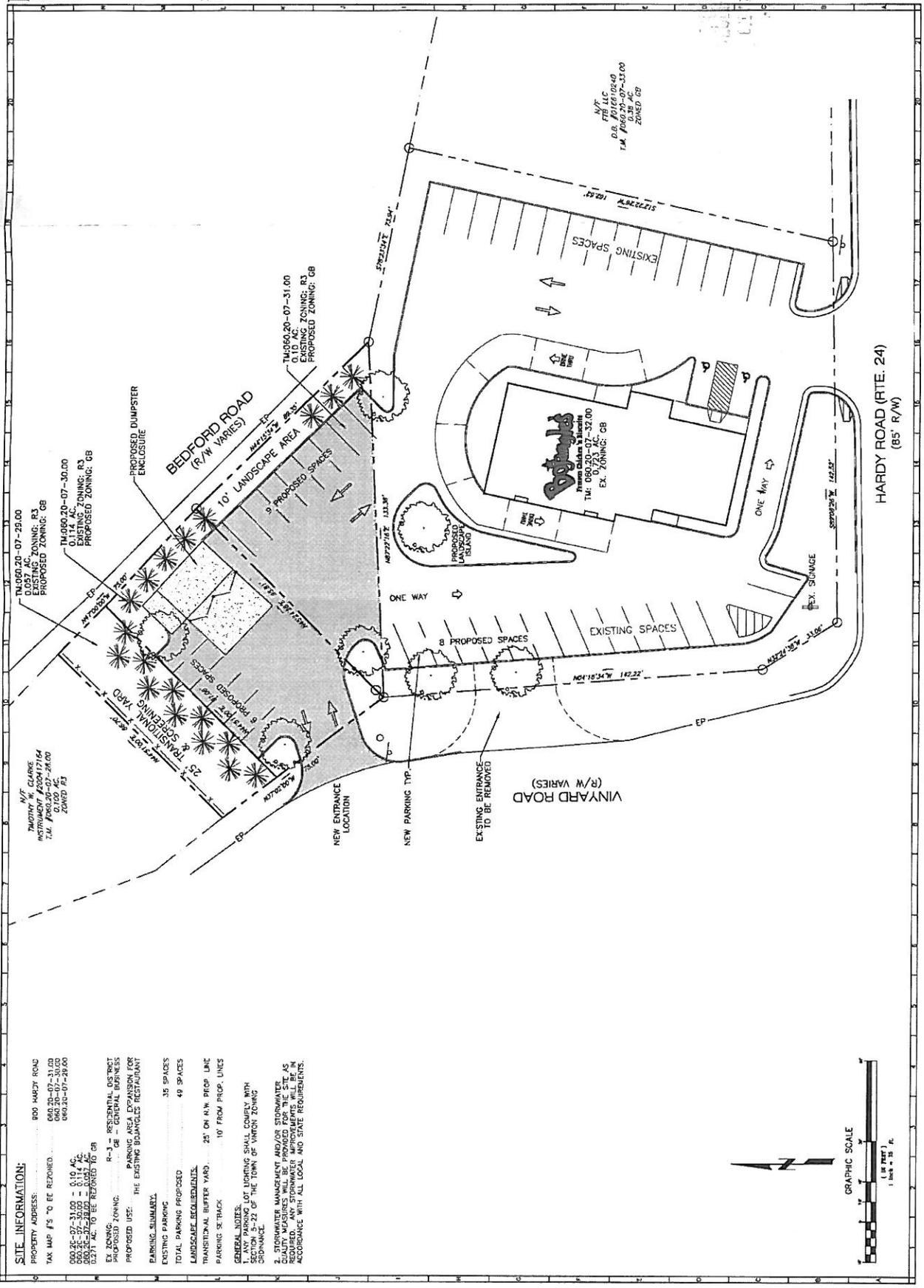
None

I hereby certify that I am the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

Owner/Authorized Agent:  Date: 9/19/2011

Supplemental Letter to the Application for Rezoning:

- 1. This proposal is requesting that three parcels totaling 0.271 acres be rezoned from R3 (Residential District) to GB (General Business district) for the purpose of expanding the existing Bojangles parking area and associated improvements. The Bojangles customer base has expanded over the years and created a need for additional parking spaces on-site. The existing restaurant building will remain in place along with the majority of the existing improvements adjoining the subject property. The existing entrance along Vinyard Road is being relocated to the north to better serve the revised parking area configuration. The existing dumpster enclosure will be removed and a new dumpster enclosure provided on the subject parcel. These improvements are shown on the development plan provided with this application. The proposed improvements further the intent of the General Business district by providing safe and efficient access to an existing commercial business, while maintaining the harmonious development and compatibility with the surrounding area.
- 2. This project will provide the surrounding community with improved access to the restaurant with improved pedestrian and vehicular circulation. Additional landscaping is being provided in the form of two types of landscape buffers with additional landscape islands throughout the expanded parking area. This additional landscaping will maintain the attractive appeal of this facility and its grounds. The dumpster enclosure is being enlarged to offer additional dumpster space and will include a small enclosed storage area. The new entrance location on Vinyard Road will provide greater sight distance for patrons leaving the site and create better separation between the new access point and Hardy Road.
- 3. The proposed parking expansion will have minimal impacts on the surrounding property. The subject parcels are surrounded by public right of way on two sides of the property, the existing Bojangles site to the southeast, and a 25' buffer adjacent to the residential zoning on the northwest side. The parking expansion will not impact public services or facilities.
- 4. A development plan has been provided with this application.
- 5. The property will serve the existing Bojangles restaurant.
- 6. There are no additional buildings proposed with this request.



SITE INFORMATION:

PROPERTY ADDRESS: 000 HARDY ROAD
 060 20-07-31.00
 060 20-07-30.00
 060 20-07-29.00
 TAX MAP #'S TO BE REZONED:

000 20-07-31.00 = 0.10 AC.
 060 20-07-30.00 = 0.14 AC.
 060 20-07-29.00 = 0.11 AC.
 0.35 AC. TO BE REZONED TO GB

EX. ZONING: R-3 - RESIDENTIAL DISTRICT
 PROPOSED ZONING: GB - GENERAL BUSINESS
 PROPOSED USE: PARKING AREA EXPANSION FOR THE EXISTING BOJANGLES RESTAURANT

PARKING SUMMARY:
 EXISTING PARKING: 35 SPACES
 TOTAL PARKING PROPOSED: 49 SPACES

LANDSCAPE BOUNDARIES:
 TRANSITIONAL BUFFER YARD: 25' ON M/W PROP. LINE
 PARKING SETBACK: 10' FROM PROP. LINES

GENERAL NOTES:
 1. ANY PARKING LOT LIGHTING SHALL COMPLY WITH SECTION 5-22 OF THE TOWN OF VINTON ZONING SUBORDINANCE.
 2. ALL STORMWATER MANAGEMENT AND/OR STORMWATER DETENTION SHALL COMPLY WITH SECTION 5-22 OF THE TOWN OF VINTON ZONING SUBORDINANCE. ANY STORMWATER IMPROVEMENTS WILL BE IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.