



AGENDA
BEDFORD COUNTY PLANNING COMMISSION

County Administration Board Room
122 E. Main Street, Bedford, VA
Tuesday, January 19, 2021
7:00 p.m. – Regular meeting

Comment(s) for the Citizen Comment Period can be sent to the following address if you are unable to attend: pcpubliccomments@bedfordcountyva.gov.

1. Approval of Agenda
2. Approval of Minutes
3. Citizen Comment Period
4. Public Hearing: RZ20-0005 New London Professional Center LLC (Ted Counts)
5. Old Business: Solar Farm
6. New Business: 2030 Comprehensive Plan update Chapter 3
(Community Character, Design and Aesthetics Draft)
7. Adjourn

MINUTES

1 BEDFORD COUNTY PLANNING COMMISSION MINUTES

2 October 20, 2020

3
4 The Planning Commission held a regular meeting on Tuesday, October 20, 2020 in the Bedford
5 County Administration Building Boardroom with all Commissioners present. County staff
6 present was Mr. Patrick Skelley, County Attorney, Mr. Jordan Mitchell, Director of Community
7 Development, and Mrs. Andrea Maddox, Administrative Manager.

8
9 Mr. Burdett called the meeting to order and determined a quorum was present to conduct
10 business. He asked if there were any additions, changes or deletions to the agenda. There
11 being none, Mr. Moisa made a motion to approve the agenda as presented. Mr. Berman
12 seconded the motion. The motion carried with a vote of 7-0.

13
14 Mr. Burdett moved to Item 2 Citizen Comment Period. There being none, Mr. Burdett closed the
15 Citizen Comment Period.

16
17 Mr. Burdett moved to Item 3(1) under Public Hearings and asked for the staff presentation
18 regarding Special Use Application SU20-0007 (Darin Lee) The Venue at Sycamore Ridge
19 Wedding/Special Events. Mr. Jordan Mitchell stated the applicant/property owner is Darin Lee,
20 1127 Roundtree Drive, Bedford, Virginia 24523. The engineer for the applicant is Will Yeager,
21 Peace of Mind Property Services Inc., 119 S. Bridge Street, Bedford, Virginia 24523. The
22 property is located on Goodview Road (Route 653), approximately 0.25 mile north of the
23 intersection of Goodview Road and Rock Spring Road (Route 655). According to the County
24 record and survey information, the properties are a total of 8.677 acres in size. The applicant has
25 requested a special use permit for the purpose of establishing a wedding reception venue
26 ("Meeting Hall" use) on Tax Map Numbers 207-A-29D and 207-A-29E. This project will be
27 conducted in two phases:

28 • Phase I

- 29 ○ Construct a 70' x 32' open-air building (large rectangular pavilion with a roof,
30 archway entrances on three (3) of the four (4) wooden walls on a concrete base)
31 for receiving guests, conducting wedding ceremony, and a banquet area.
32 ○ All food and beverages will be provided by catering company.
33 ○ Temporary portable restrooms will be utilized for day of event in an enclosed
34 fenced area.
35 ○ The venue will only be available on Saturdays during spring, summer, and fall
36 between the hours of 9am thru 11pm.
37 ○ Generator system will be used for power.

38 • Phase II

- 39 ○ Construct a 24' x 32' enclosed building (attached to structure from Phase I) to
40 house permanent restrooms and areas for the wedding party to prepare.
41 ○ Running water and permanent electrical system will be completed.
42 ○ Venue will be available on Sundays (in addition to Saturday) for churches and
43 other non-profits for charitable use.

44
45 The applicant provided the following narrative of the venue:
46

47 “The Venue at Sycamore Ridge is described as an intimate wedding venue in a
48 vineyard-like stucco building with beautiful scenic views of the gorgeous Moneta
49 countryside. As a more intimate wedding facility it will be used for smaller wedding
50 parties of around 120 guests or below both to maximize the comfort ability of the space,
51 as well as limit any potential to impede or slow traffic to a bare minimum. There will be
52 ample parking space to accommodate all guests and the fence, and gate mentioned in
53 phase one of development will both add security to the facility as well as limit any noise
54 pollution the venue might contribute to the area.”

55 The properties (Tax Map Numbers 207-A-29D and 207-A-29E) are split zoned PRD (Planned
56 Residential Development district) and R-1 (Low Density Residential district) and are
57 undeveloped. The surrounding properties (within a 1 mile radius) are zoned R-1, R-2 (Medium
58 Density Residential district), and AR (Agricultural Residential). The uses of surrounding
59 properties include residential (single-family), agriculture, or remain undeveloped. Generally, a
60 “Meeting Hall” use may be compatible with the PRD zoning district and surrounding area given
61 that a special use permit with applicable general standards (S*) is required to establish the use in
62 the zoning district. In addition to general standards, conditions can be placed on a special use
63 permit to mitigate adverse impacts to aid the proposed use’s compatibility with the surrounding
64 area.

65
66 Questions or comments from the Planning Commission to Mr. Mitchell covered the following:
67 (a) Mr. Burdett stated the PRD district allows the special event facility and it would not be
68 allowed in R-1. Therefore, all of the mentioned uses are in the PRD zoned areas of the
69 properties, (b) conditions put forth by the applicant are not proffers but can be made into
70 conditions for approval of the application. Mr. Mitchell stated conditions were not given by the
71 applicant and that staff suggested them.

72
73 The applicant’s presentation was given by Matthew Brady who was representing Mr. Lee. Mr.
74 Brady stated Mr. Lee has a strong business ethic and that Mr. Lee started an associated business,
75 Blackwater Catering that will be operating out of this as well. He designed that business to
76 revolve around providing an affordable alternative to catering and eventually a wedding venue as
77 well. Mr. Lee would like to expand to this property to provide a more luxurious venue to people
78 who still cannot necessarily afford luxurious prices. The business model designed for this
79 property has a hard limit on the cost of the services for an all inclusive venue. The venue is going
80 to be a two phased development. The first phase is an open air Pavilion concept with no
81 electrical wiring, no drainage, and no running water. An enclosed area will contain port-a-johns
82 which will be nonvisible and will be delivered and removed during the event times and will not
83 be left sitting on the property. During the first phase of the development, the venue will only be
84 available on Saturday’s between the hours of 9:00 am thru 11:00 pm. A single use Generac
85 generator system will be on site for electricity. The only thing visible will be an iron gate at the
86 entrance with two stone pillars on the sides. The property at this time is completely uninhabited.
87 In the past, construction dumping has occurred on this property. Mr. Brady stated the property is
88 not benefiting the area as it is. The proposal is to build a venue to expand on the beautification
89 of the area but also hopes to bring in some out of town tourism traffic. Phase II is simple, the
90 only thing being added other than the construction aspects is opening up the venue for charities
91 and churches and other organizations on Sundays. Phase II will upgrade to a dedicated electrical
92 system that will be wired for permanent electricity. An additional building will be added onto
93 the previously closed end of the pavilion which will be two stories. Running water will also be
94 added at this time to include restroom facilities.

95
96 Questions from the Commission to Mr. Brady: (a) During phase I, will there be a storage
97 building on the property to store the chairs and tables, (b) what is the parking plan, (c) has
98 project been discussed with neighbors, (d) will there be lighting on the property (e) what months
99 of the year will the venue be in operation, (f) will there be exterior lighting, (g) does the picture
100 included in the packet show an accurate vision of the project, (h) will the fencing be around the
101 entire property, (i) what type of fencing will be used, (j) will all activity events be inside the
102 building or ceremony be outdoors and dinner be inside building, (k) will you obtain an alcohol
103 license, and (g) will there be additional structures for ceremonial purposes such as gazebos or
104 arches.

105
106 Mr. Burdett asked if there were any citizens to speak regarding the proposed application. The
107 following citizens spoke: (a) David Mays 1885 Nemmo Road Vinton, Virginia, (b) Patricia Irvin
108 1521 Trails End Road Goodview, Virginia 24095, (c) Travis Lively 1025 Rock Spring Road
109 Goodview, Virginia, (d) Jim Buchanan 1229 Trails End Road Goodview, Virginia, (e) Mickey
110 Johnson 2809 Horseshoe Bend Road Moneta, (f) Bill Regan Goodview, Virginia and (g) Mary
111 Buchanan 1229 Trails End Road Goodview, Virginia.

112
113 The following issues were raised: (a) Goodview Road is busy and the entrance to venue is in a
114 curve, (b) concerned about the noise by bands and disc jockey, (c) possible decrease in property
115 value, (d) increased traffic, (e) Goodview Road is dangerous, (f) speed limit too high, (g)
116 concerned that neighbors were not informed, (h) concerned about impact on current water table
117 levels and (i) concerned about traffic pattern being changed. There being no additional
118 comments, Mr. Burdett closed the citizen comment period.
119

120 Mr. Burdett asked Mrs. Brady or Mr. Lee for rebuttal. Mr. Lee stated that the citizens have
121 legitimate concerns. He stated that there is a natural buffer around two thirds of the property.
122 The venue will only be operated on Saturdays. However, in Phase II, the venue could possibly
123 host Sunday events for churches and charity. Mr. Lee stated that there will only be one wedding
124 per day and the hours will be 9:00 am till 11:00 pm and that there would be about three hours of
125 time that music is playing. No bands will be on the site as the venue will only use a bluetooth
126 sound system. Mr. Burdett asked for Commission discussion and or recommendation. Mr.
127 Burdett stated this is a special use permit and not a rezoning application. Therefore, it is deemed
128 by the zoning ordinance to be an acceptable use in that zoning classification. Conditions can be
129 placed to address any concerns. Mr. Burdett also mentioned that he has concerns about the road
130 safety however VDOT has said it appears the road is adequate. Mr. Kessler stated he has
131 concerns about the lighting for the parking area as well as the type of fencing. Mr. Moisa spoke
132 about Mr. Lee's temperament (he is purposing for this business is good. He also mentioned he is
133 concerned about the noise but that ending the event at 10:00 pm on a Saturday night will help.
134 Mr. Gwin asked if this was in the same place as the golf course was. Mr. Berman stated that
135 without having bands at the venue it will reduce the noise.

136
137 Mr. Gwin made a motion to approve SU20-0007 to include the project narrative as a
138 condition, modify condition number 3 to 10:00 p.m., and include a seasonal closure date
139 of the venue from November 30th to March 1st thru phase I. Mr. Moisa seconded the
140 motion. A roll call vote was taken and passed 7-0.

141
142 Mr. Burdett moved to Item 4 Old Business. Mr. Mitchell stated that he will bring minor
143 amendments to the ordinance next month.
144

145 Mr. Burdett moved to Item 5 (1) New Business Waiver Request (SD20-0124). Jordan Mitchell
146 gave the staff report. For the consideration of the Planning Commission, Will Yeager with
147 Peace of Mind Property Services, Inc. has submitted a request to waive the Subdivision
148 Ordinance requirement of Section 31-66 (11) for Tax Map Number 33-A-12. This waiver was
149 submitted on behalf of the current property owner (“Gary Leinart”)
150

151 Mr. Gary Leinart seeks to subdivide the subject parcels under the family subdivision section of
152 the Subdivision Ordinance (Section 30-66). In order to do that, they are requesting relief from
153 the requirement of a 20-foot easement from the parcels to a publicly owned and maintained
154 roadway in Section 31-66(a) (11). The current access to both properties is Hutchens Road
155 (private road) an existing outlet road through the Razney Property (Tax Map Number 51-1-2E)
156 that has no defined width and access to Hutchens Road Route 680 (public road). The applicant
157 states that Section 31-66(a) (11) is an unreasonable burden on the sub-divider “solely because
158 the width of the access easement is not specified” through the Razney property and that there is
159 “no adverse effect on any adjoining property by the addition of single family homes on large
160 parcels of land”.

161
162 Mr. Burdett asked for questions for staff. Mr. Burdett asked if this is a legitimate family
163 subdivision.
164

165 Mr. Burdett asked for applicant’s presentation. Mr. Will Yeager with Peace of Mind Property
166 Services Inc. stated the request for the waiver was sent in due to one property that is owned by a
167 mother and two children and one of the children who lives out of state has been unresponsive to
168 multiple request. At this time Mr. Leinart would like to get the family lot cut out so that the
169 residual tract can be sold. Currently there is no intent for anyone to actually live on the parcel
170 that is being created they would like to keep it in the family. He stated Mr. Leinart has gone
171 above and beyond to reach out to all the neighbors and has done everything he can to obtain all
172 required signatures. The road was originally platted as an outlet road in 1931 and remains the
173 same today..
174

175 Mr. Burdett asked for questions for Mr. Yeager. There being none, he asked for Commission
176 discussion or motion.
177

178 Mr. Berman made the motion to waive this requirement of the subdivision ordinance with
179 the finding that the three conditions are met. Mr. Moisa seconded the motion. A roll call
180 vote was taken. The motion carried with a vote of 7-0.
181

182 Mr. Burdett moved to Item 5(2) Comprehensive Plan Review – Discussion of a work schedule.
183 Mr. Mitchell stated that he had met with Mr. Hiss and he would like to provide a work schedule
184 to the Planning Commission in December.
185

186 Mr. Burdett moved to item 5 (3) Zoning Ordinance Uses. Mr. Mitchell stated that he and
187 Planner Mark Jordan had met with the owner of WSLK Radio (Tim Ernandes), which is the only
188 radio station in Bedford County that transmits. Unfortunately, Mr. Ernandes are being forced to
189 move the radio site from where it currently is located and has approached the Planning Division
190 to try and move to a site that is in a residentially zoned area. Mr. Ernandes submitted a letter
191 regarding the situation which was read into record. Mr. Mitchell stated the ordinance would
192 need to be amended to allow this use in this particular district (which is what needs to be
193 discussed). Mr. Mitchell mentioned he and Mr. Jordan reviewed the site and pursuing a rezoning

194 to put this use there would be unfeasible. The subject parcels are not large enough and it would
195 be a spot zoning issue. This issue will be discussed further in the future after additional
196 information is obtained from Mr. Ernandes or the County's wireless consultant (George
197 Condyles) regarding some of the claims that were made in the letter that was read into the
198 record. There being no additional business Mr. Burdett called for a motion to adjourn. Mr. Moisa
199 made the motion to adjourn. Mr. Kessler seconded the motion. The motion carried with a vote
200 of 7-0. The meeting adjourned at 8:55 pm.

201
202 Respectfully submitted,

203
204
205 _____
206 Jordan Mitchell, Secretary

207
208 Approved by:
209
210
211 _____
212 Jeff Burdett, Chairman

213

REZONING APPLICATION
RZ20-0005

**New London Professional
Center LLC (Ted Counts)**

Reclassification of property (ies) from

**(R-1) District
To
(C-2) District**

**Presenter: Jordan Mitchell
540-586-7616 ext 1393
540-586-2059 (fax)
jmittell@bedfordcountyva.gov**

MEMORANDUM

TO: Planning Commission

FROM: Jordan Mitchell, Director 

DATE: January 4, 2021

SUBJECT: **Rezoning Application #RZ20-0005: Ted Counts**

SYNOPSIS

Ted Counts is requesting to rezone the portion of Tax Map Number 153-A-28D that is zoned R-1 (Low-Density Residential district) to C-2 (General Commercial district) for the purpose of establishing a “General Office” and “Guidance Services” uses. The property is located in Election District #3.

BACKGROUND

Applicant/Property Owner

The applicant is New London Professional Center LLC (Ted Counts), 1614 New London Road, Forest, Virginia 24551.

Engineer

The engineer for the applicant is Bill Berkley, Cardinal Survey & Design PLC, 306 Enterprise Drive, Suite C, Forest, Virginia 24551

Location

Tax Map Numbers 153-A-28D is located at 1088 New London road. The property has an additional address of 1173 London Links Drive.

Proposed Change

Liberty University, Inc. is requesting to rezone the portion of Tax Map Number 153-A-28D zoned R-1 (Low-Density Residential district) to C-2 (General Commercial district). The applicant intends to establish a “General Office” and “Guidance Services” uses on the portion of the property requested for rezone. The applicant has not offered voluntary proffers with this request.

ANALYSIS

Zoning/Land Use Compatibility

Tax Map Number 153-A-28D is split zoned PCD/R-1 with CO (Corridor Overlay district) and is currently being used for two non-conforming businesses (Central Virginia Family Physicians and Harmony Day Support). Properties in the surrounding area (within a 1 mile radius) are zoned R-1, PCD (Planned Commercial Development district), I-2 (Higher- Intensity Industrial district), AP (Agricultural Rural Preserve district), and split zoned PCD/R-1. The uses of neighboring properties include Sheetz, King of Kings Church, Refresh Auto and Pet Spa, London Downs Golf Course, and a residential use.

Zoning Ordinance

The purpose of the R-1 and C-2 zoning districts are as follows:

R-1 district

The R-1, Low-Density Residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. The R-1 district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance, and overall quality of life of existing and future neighborhoods. In addition to single-family residences, only uses of a community nature which are generally deemed compatible and permitted in the R-1 district. This would include parks and playgrounds, schools, and other similar neighborhood activities.

C-2 district

The purpose of the C-2 district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. General commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Site development regulations are designed to ensure compatibility with adjoining land uses.

The property currently has two existing businesses (Central Virginia Family Physicians and Harmony Day Support) that are not permissible in the R-1 but were established legally prior to the adoption of the Bedford County Zoning Ordinance. The applicants request to rezone the existing portion of the property from R-1 to C-2 would bring those two uses into conformance (currently non-conforming uses) since they are both permitted in the C-2 zoning district by-right.

The applicant has submitted a concept plan that proposes to establish a "General Office" and "Guidance Services" uses with the construction of two (2) buildings on the property. The proposed uses are defined below and are listed as by-right uses in the C-2 zoning district:

Office, general: Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; or law, architectural, engineering, accounting or other professional offices.

Guidance services: A use providing counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions for only part of a twenty-four-hour day.

Comprehensive Plan

The Bedford County 2030 Comprehensive Plan contains goals and objectives that relate to this rezoning request. They include:

Economic Development

A healthy, diversified economy that is environmentally sensitive and results in business opportunities and quality jobs

The applicant states that the proposed rezoning of the property and subsequent uses will “provide desirable economic development and enlarges the tax base through the construction of new buildings and facilities” and will “provide much-needed services to a population striving to become independent, contributing members of society”.

The Future Land Use map identifies the subject parcel as “Commercial” and “Residential” with the surrounding area (within a 1-mile radius) designated as “Commercial”, “Residential”, “Commercial/Light Industrial”, and “Industrial”. The 2030 Comprehensive Plan Land Use designation is excerpted below for the property associated with this rezoning request:

Commercial

Areas designated for intensive commercial development with access to major roads and public utilities. Includes, but is not limited to, wholesale, retail, and service commercial uses.

Residential

Residential areas located in close proximity to urban services and roads capable of handling higher traffic volumes. These are areas for single-family detached and attached units and apartments/condominiums. Small-scale neighborhood and/or lifestyle commercial (such as small convenience markets and marinas) is allowed where appropriate in this zone. Clustering of housing units is supported in this district.

Voluntary Proffers

The applicant has not submitted voluntary proffers for review with this rezoning request.

Project Impacts

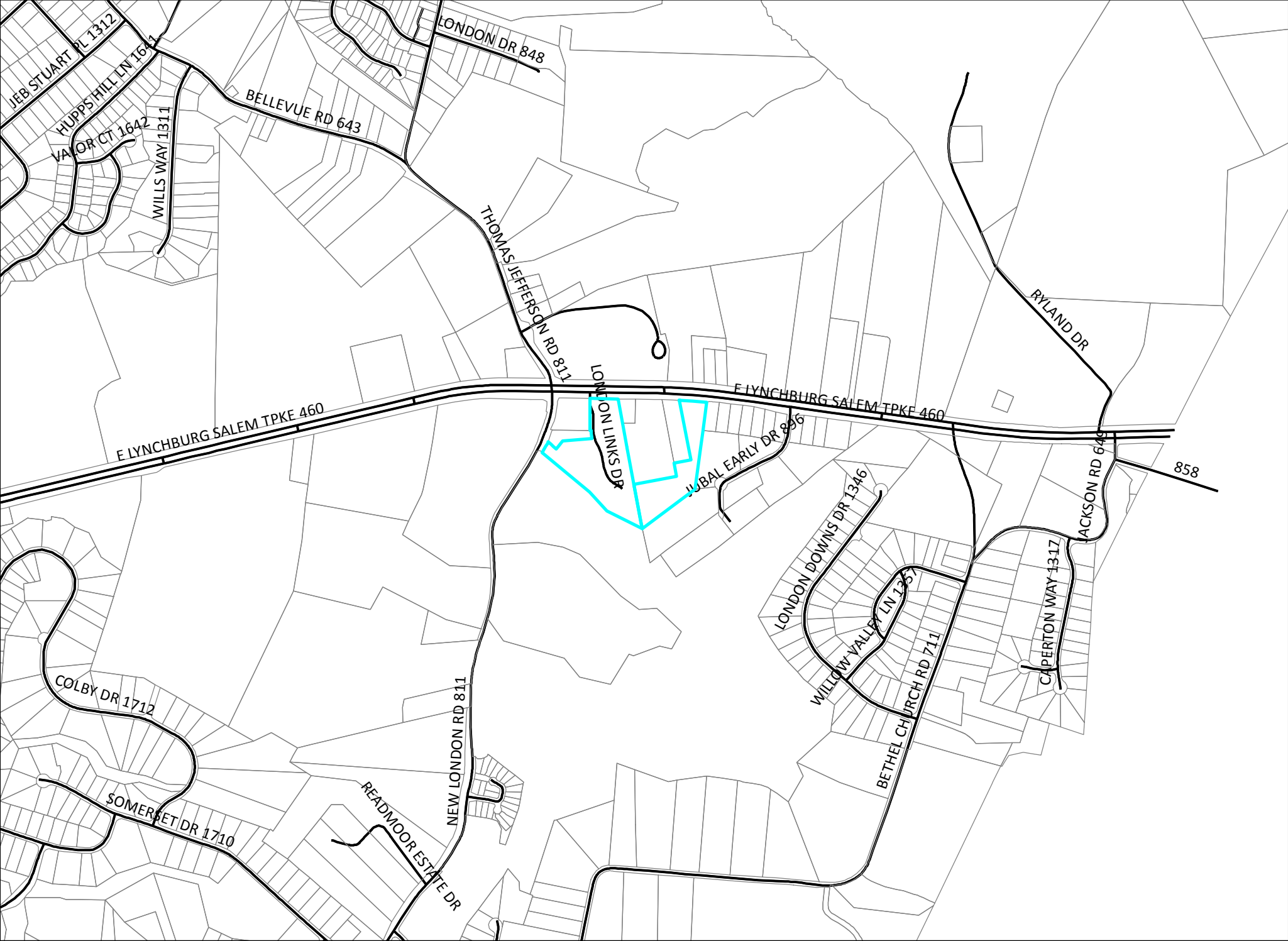
While the rezoning itself will not have impacts, the proposed uses of the property will have impacts. A site plan will be required to establish new uses or expand existing uses and will address any impact on stormwater management and traffic. No new entrances are proposed with this request but a traffic narrative will need to be submitted to VDOT for review with the site plan. The property is served by public water and sewer.

Attachments

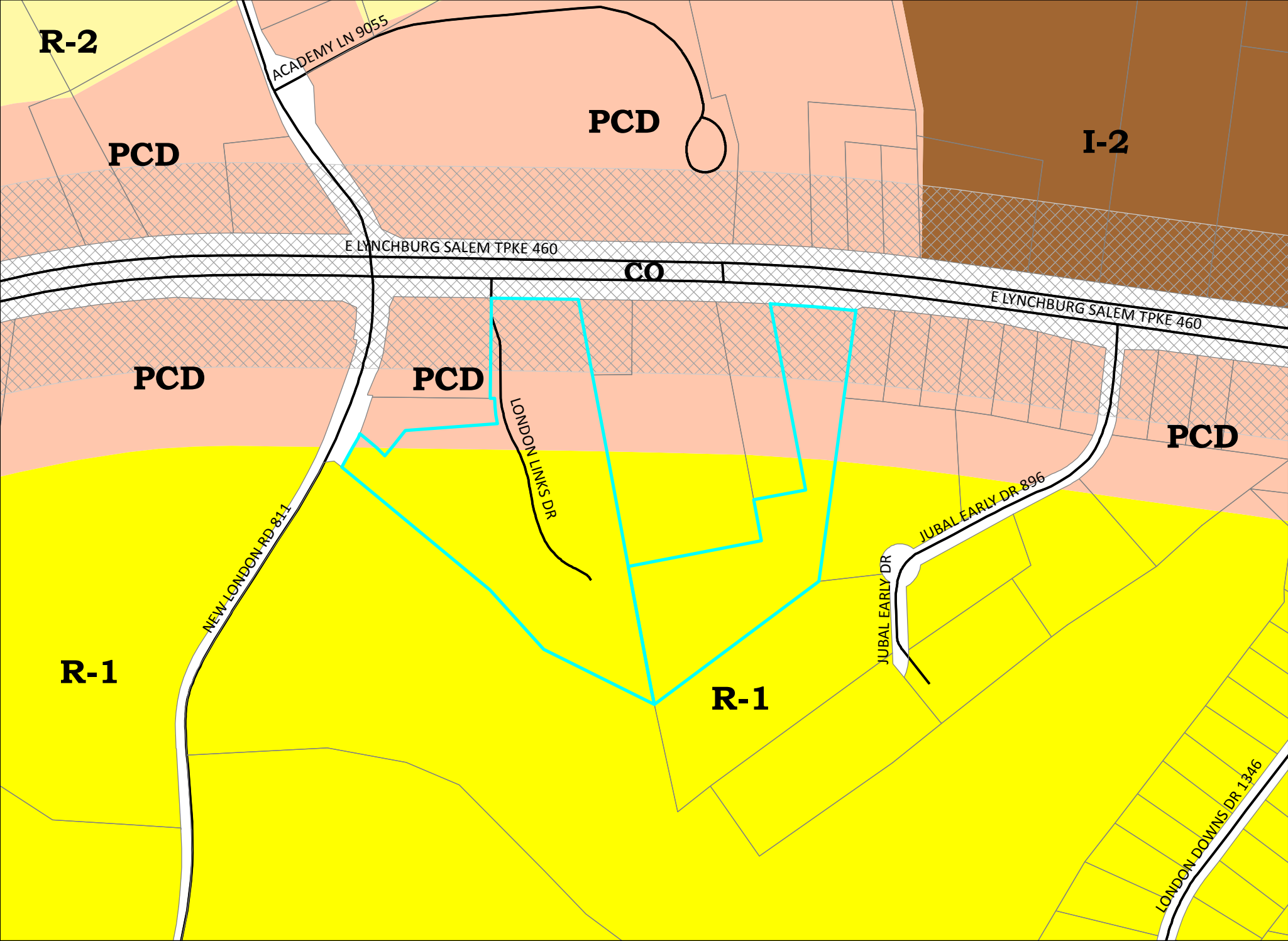
1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Aerial Photograph (VGIN 2018)

5. Concept Plan
6. Section 30-41, Article III, R-1 Low-Density Residential District
7. Section 30-54, Article III, C-2 General Commercial District

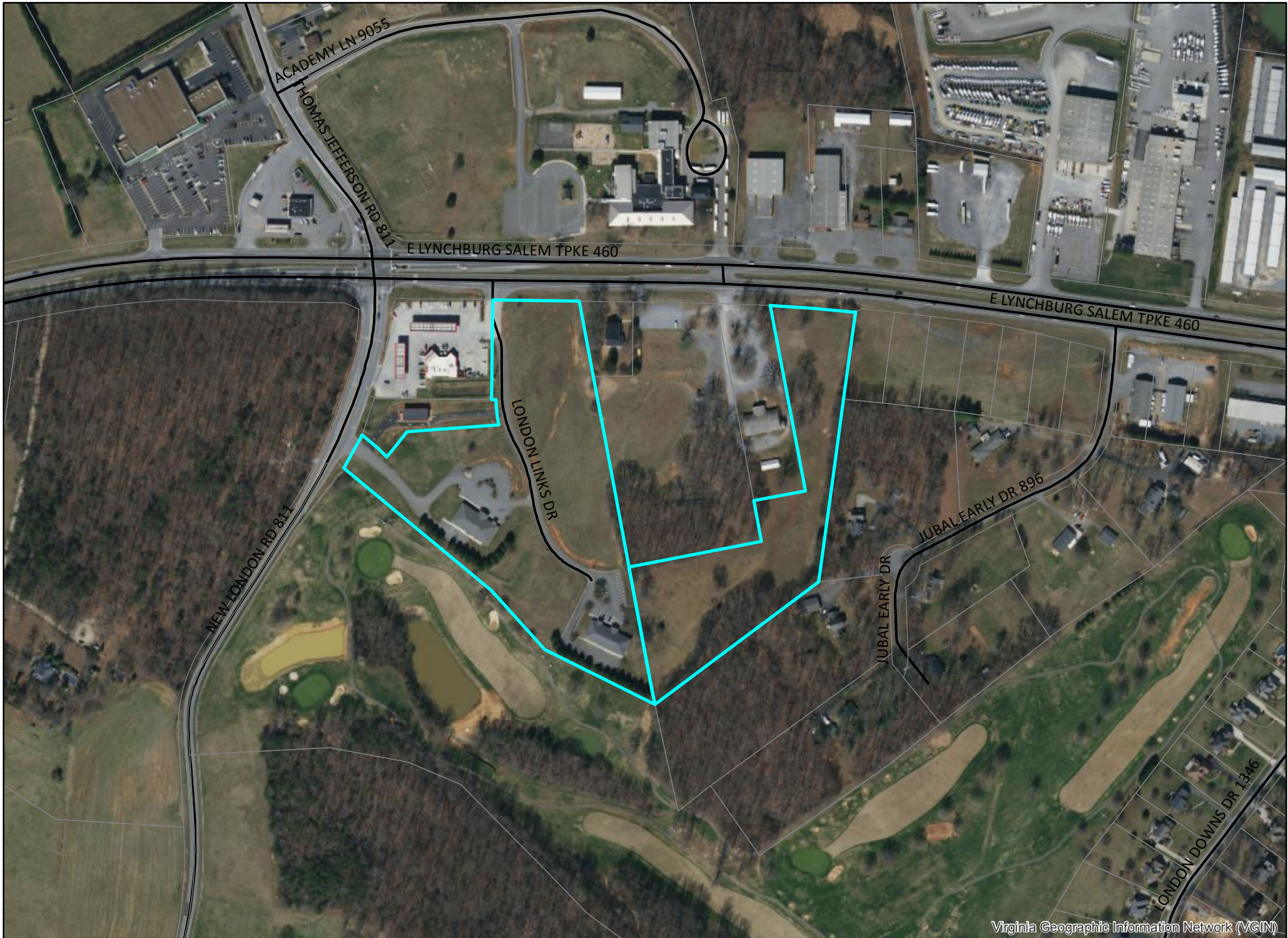
Location Map

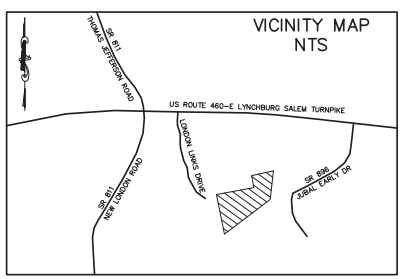


Zoning Map

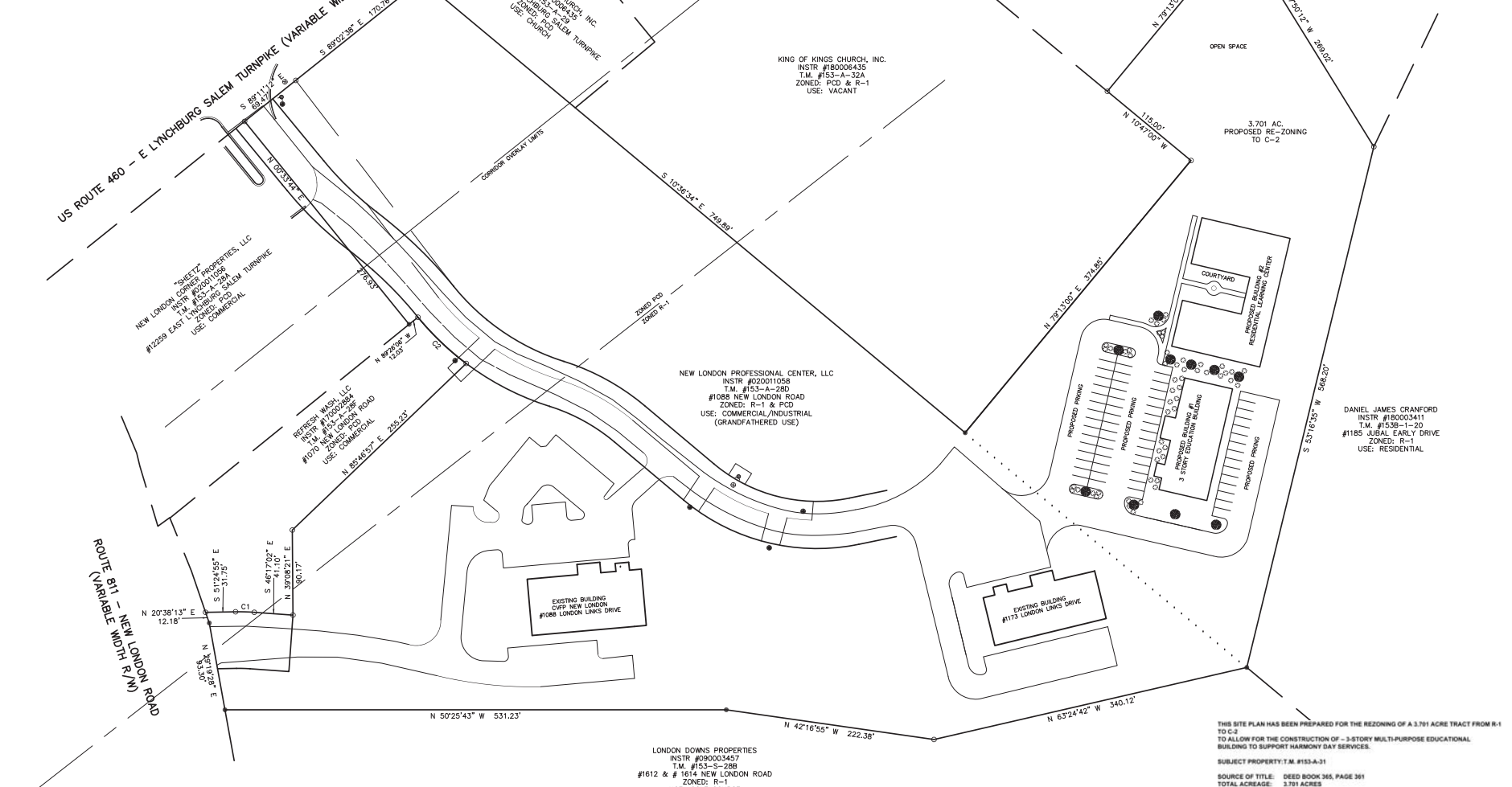


Aerial Photograph (VGIN 2018)



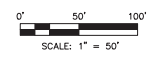


- NOTES:
1. ALL PROPOSED BUILDINGS WILL BE SERVED BY BEDFORD REGIONAL WATER AUTHORITY PUBLIC WATER AND SANITARY SEWER CONNECTIONS.
 2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A SPECIAL FLOOD HAZARDOUS AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE BEDFORD COUNTY, VIRGINIA (#51010C0370), DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 3. ELECTRIC, TELEPHONE & CABLE SERVICE WILL BE UNDERGROUND ON THE SITE.
 4. ALL EXTERIOR LIGHTING SHALL BE NON-DIRECTIONAL OR GLARE SHIELDED AND DIRECTED AWAY FROM ADJACENT ROADS AND PROPERTY.
 5. A SIGN PERMIT MUST BE OBTAINED PRIOR TO THE PLACEMENT OF ANY SIGNS.
 6. HANDICAP RAMPS AND SIGNAGE MUST BE INSTALLED PER CODE.
 7. LANDSCAPING AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. A DETAILED LANDSCAPING PLAN SHALL BE PREPARED IN ACCORDANCE WITH LANDSCAPING SECTION OF THE CURRENT BEDFORD COUNTY ZONING ORDINANCE.
 8. ALL LOADING AREAS, REFUSE AREAS, STORAGE YARDS, STORMWATER MANAGEMENT PONDS, HVAC EQUIPMENT, WATER VALVES, RIZ DEVICES OR OTHER OBJECTIONABLE ITEMS MUST BE SCREENED FROM VIEW OF ANY PUBLIC OR PRIVATE STREET OR RESIDENT. SCREENING MAY BE ACCOMPLISHED BY A COMBINATION OF EXISTING VEGETATION, WALLS, FENCES, EARTHEN BERMS AND NEW EVERGREEN VEGETATION APPROPRIATE AND OF SUFFICIENT HEIGHT TO SCREEN THE EQUIPMENT OR ACTIVITY.
 9. STORMWATER MANAGEMENT TO MEET STATE AND LOCAL REGULATIONS.



CURVE DATA CHART

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	LENGTH	CHORD BEARING
C1	207°43'	122.00'	19.88'	19.88'	S 48°30'58" E	
C2	194°35'	285.00'	71.02'	70.85'	N 06°37'12" W	



THIS SITE PLAN HAS BEEN PREPARED FOR THE REZONING OF A 3.701 ACRE TRACT FROM R-1 TO C-2 TO ALLOW FOR THE CONSTRUCTION OF - 3-STORY MULTI-PURPOSE EDUCATIONAL BUILDING TO SUPPORT HARMONY DAY SERVICES.

SUBJECT PROPERTY: T.M. #153-A-31
 SOURCE OF TITLE: DEED BOOK 365, PAGE 361
 TOTAL ACREAGE: 3.701 ACRES

CURRENT ZONING: R-1
 CURRENT USE: VACANT
 PROPOSED USE (CONDITIONAL): PROFESSIONAL OFFICE & MULTI-PURPOSE EDUCATIONAL BUILDING



REVISIONS

REV#	DATE	DESCRIPTION

NEW LONDON PROFESSIONAL CENTER, LLC
 SITE EXPANSION

JEFFERSON DISTRICT - BEDFORD COUNTY, VA

CONCEPT PLAN FOR REZONING

SHEET #1 OF PROJECT #20-241
 REF. 100007, 090157
 SCALE: 1" = 50'
 DATE: 07-14-20

Sec. 30-41. - R-1 Low density residential district.

Sec. 30-41-1. Purpose.

The R-1, Low density residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. The R-1 district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance, and overall quality of life of existing and future neighborhoods.

In addition to single-family residences, only uses of a community nature which are generally deemed compatible and permitted in the R-1 district. This would include parks and playgrounds, schools, and other similar neighborhood activities.

Sec. 30-41-2. Permitted uses.

Permitted uses shall be as listed in section 30-79.

Sec. 30-41-3. Site development regulations.

General standards. For additional, modified, or more stringent standards for specific uses, see article IV, Use and Design Standards.

(a) *Minimum lot requirements:*

- (1) All lots served by private well and sewage disposal systems:
 - a. Area: One (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
 - b. Frontage: One hundred (100) feet on a publicly owned and maintained street.
 - c. Lot Width: One hundred (100) feet.
- (2) Lots served by either public sewer or water:
 - a. Area: Twenty thousand (20,000) square feet.
 - b. Frontage: Seventy-five (75) feet on a publicly owned and maintained street.
 - c. Lot width: Seventy-five (75) feet.
- (3) All lots served by both public sewer and water:
 - a. Area: Ten thousand (10,000) square feet.
 - b. Frontage: Sixty (60) feet on a publicly owned and maintained street.
 - c. Lot Width: Sixty (60) feet.

(b) *Minimum setback requirements:*

- (1) Front yard:
 - a. Principal structures: Thirty (30) feet.
 - b. Accessory structures: Thirty (30) feet or behind the front building line, whichever distance is less.
- (2) Side yard:
 - a. Principal structures: Ten (10) feet.
 - b. Accessory structures: Ten (10) feet when between front and rear building lines and three (3) feet when behind the rear building line and ten (10) feet when in front of the front building line.
- (3) Rear yard:

- a. Principal structures: Twenty-five (25) feet.
 - b. Accessory structures: Three (3) feet.
- (4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.
- (5) The expansion of a legally established nonconforming structure into the required side or rear yard shall be permitted provided the expansion does not encroach into the required yard any greater than the existing encroachment.
- (c) *Maximum height of structures:*
- (1) Height limitations:
 - a. Principal structures: Thirty-five (35) feet.
 - b. Accessory structures: Thirty-five (35) feet.

(Ord. of 2-26-2001, App. A; Ord. of 6-10-2013, pt. II; Ord No. O-071116-09, 7-11-2016, pt. I)

Sec. 30-54. - C-2 General commercial district.

Sec. 30-54-1. Purpose.

The purpose of the C-2 district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. General commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population.

The C-2 district permits a wide variety of retail and service related uses. Site development regulations are designed to ensure compatibility with adjoining land uses.

Sec. 30-54-2. Permitted uses.

Permitted uses shall be as listed in section 30-79.

Sec. 30-54-3. Site development regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see article IV, Use and Design Standards.

(a) *Minimum lot requirements:*

- (1) Lots served by private well and sewage disposal system;
 - a. Area: One (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
 - b. Frontage: One hundred (100) feet on a publicly owned and maintained street.
- (2) Lots served by either public sewer or water, or both:
 - a. Area: Fifteen thousand (15,000) square feet.
 - b. Frontage: Seventy-five (75) feet on a publicly owned and maintained street.

(b) *Minimum setback requirements:*

- (1) Front yard:
 - a. Principal structures: Thirty (30) feet, or twenty (20) feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind front building line.
- (2) Side yard: None.
- (3) Rear yard:
 - a. Principal structures: Fifteen (15) feet.
 - b. Accessory structures: Three (3) feet.
- (4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(c) *Maximum height of structures:*

- (1) Height limitations:
 - a. Principal structures: Forty-five (45) feet. Principal structures may exceed the principal structure height limitation provided a special use permit is approved in accordance with section 30-19
 - b. Accessory structures: actual height of principal structure.

(d) *Maximum coverage:*

- (1) Building coverage: Fifty (50) percent of the total lot area.

(2) Lot coverage: Ninety (90) percent of the total lot area.
(Ord. of 2-26-2001, App. A; Ord. of 9-13-2004)

2030 Comprehensive Plan Update

Chapter 3 (Community Character, Design and Aesthetics Draft)

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COUNTY OF BEDFORD, VIRGINIA

COUNTY ADMINISTRATION BUILDING
122 EAST MAIN STREET, SUITE G-03
BEDFORD, VIRGINIA 24523

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

TO: Planning Commission

FROM: Jordan Mitchell, Director 

DATE: January 5, 2020

SUBJECT: 2030 Comprehensive Plan Update - Chapter 3 (Community Character, Design and Aesthetics Draft)

Please find a draft of Chapter 3 *Community Character, Design and Aesthetics* enclosed for your review. Staff has recommended minimal changes to the chapter. As you review this chapter, please think about the following topics as they should guide your thoughts on reviewing the chapter:

- Goal and Intent statement - is there anything that you want to add to that statement?
- Determining Factors - do all of these still hold true?
- Objectives and Strategies - are all of these items still things that the Commission and County want to support to further the goal and intent of the chapter?

Staff looks forward to discussing the proposed draft with the Planning Commission on January 19, 2021. Should you have any questions prior to the meeting, please contact me at (540) 586-7616 ext. 1393 or by e-mail (jmitchell@bedfordcountyva.gov).

Enclosure:

Chapter 3 Community Character, Design and Aesthetics DRAFT

Chapter Three

Community Character, Design and Aesthetics

Goal and Intent

Preservation of the scenic beauty, pastoral character, and historic resources of the County

The County is committed to preserving its rural charm, ensuring that new development enhances the beauty of the area and maintains the cultural integrity of the community. Agriculture and open pastoral settings are not only a historic reference point for Bedford County, they are economic and cultural assets for residents worthy of investment and protection.

Background and Findings

There is little doubt that Bedford County will continue to grow and develop. And yet, the sense of living in a rural setting is still strongly felt and supported by residents of the County. Identifying critical features and supporting appropriate agricultural and forestry production within the County is an important step toward maintaining a pastoral surrounding that is easily accessible to all residents. The views, historic landmarks, and natural landscapes within and surrounding the County are prominent and important features of what this community values. The ability of residents to conveniently view – often from their own front porches – breathtaking mountain peaks, pastoral vistas, and historic landmarks is not only pleasing, it is an important asset worth protecting in this community.

Bedford is sandwiched between two growing urban centers: Roanoke and Lynchburg. These cities create suburban pressures on the surrounding areas. The County regulates these pressures through zoning regulations and tax incentives for preserving agricultural and forestal lands by guiding development to targeted focused growth areas.



Historic features and structures are important touchstones of a community that help provide the feeling of place and sense of belonging. The County has many representative structures and land uses that tell the story of how Bedford County was developed. Identifying and

preserving these community assets is as important as providing for orderly development of new structures and future land use planning.



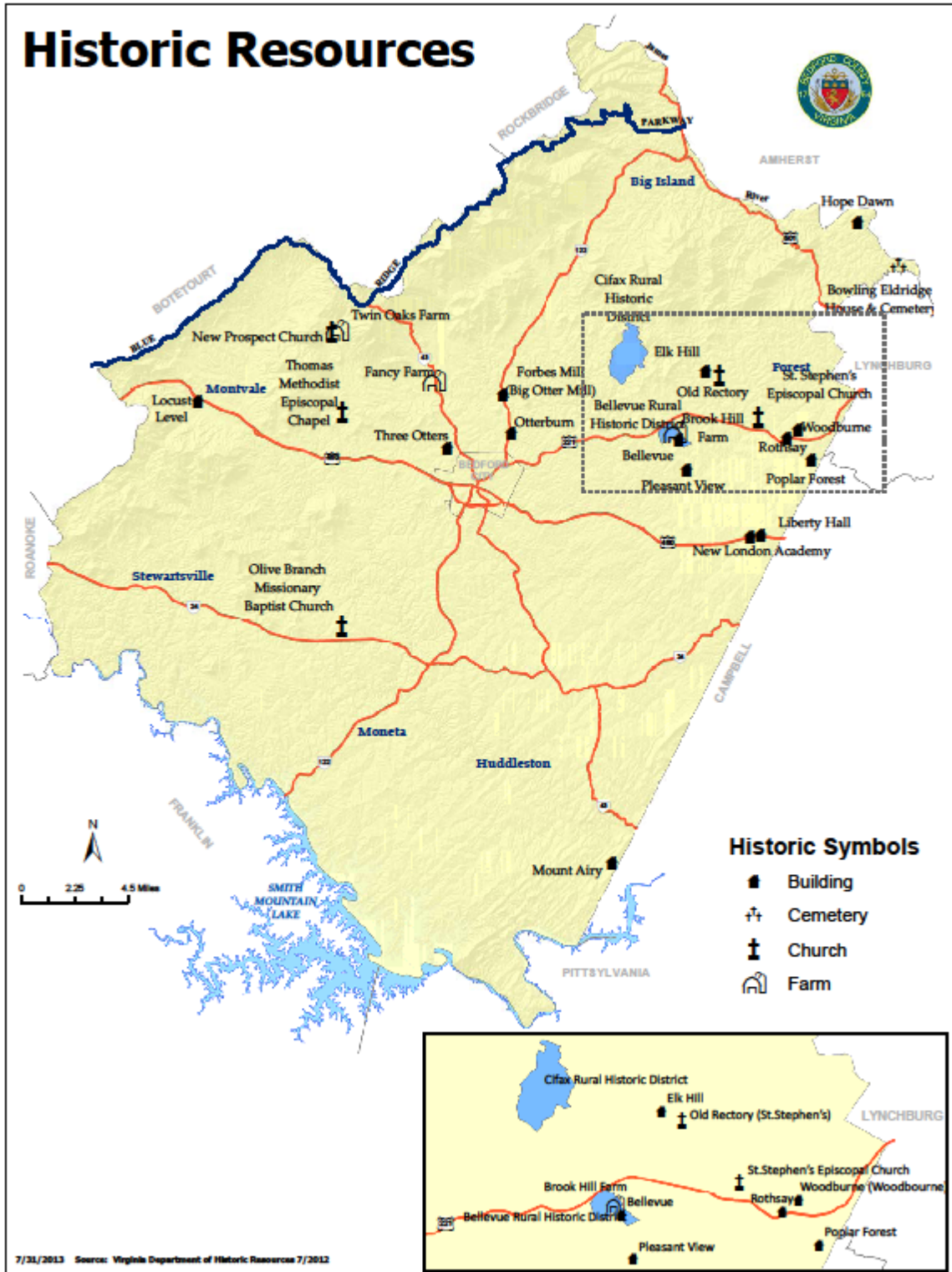
Bedford County entered into a Cost-Share Program agreement with the Virginia Department of Historic Resources in order to conduct the Historic Architectural and Archaeological Survey of Bedford County, Virginia. The final report from September 1998 included information on 280 architectural resources that were surveyed in the County as well as information on archaeological resources. The architectural survey was

conducted across the entire county but particular attention was paid to the areas experiencing the greatest development pressure (as identified by the Bedford County Planning Department at the time) in Big Island, Body Camp, Goode, Huddleston, Kelso Mill, Montvale, Smith Mountain Lake, Thaxton, Woodford, and areas around Bedford City (now the Town of Bedford) and near Lynchburg. The archaeological survey focused on almost 300 acres in 11 recognized development areas. The survey identified five rural historic districts and the area of Thaxton for potential National Register listing. A Preliminary Information Form was prepared for Thaxton, which is the first step in pursuing National Register listing.

The information documented during this survey process can be the basis for future historic preservation and planning efforts. In the report, specific recommendations for implementing preservation measures involve the use of Comprehensive Plan policies, ordinances, project review, and project inspections. This document is available to the public at the Department of Community Development.

The state and national historic preservation programs have identified 23 sites of historic significance in the County that are listed on their registers. These sites along with other significant geographic and cultural landmarks are named and located on the map in Map 3.1.

Map 3.1
Cultural Landmarks and Historic Resources



Determining Factors

- Citizens of the County are strongly committed to maintaining agricultural areas and natural areas within and around the County.
- Attractive and well-designed housing development is an important value of the Bedford community.
- Residential development pressure from surrounding urban areas is a concern to be addressed through design standards, land use protections, and urban center concentration of development.
- A large number of residents of the County out-commute to work, creating a bedroom community affect in some parts of the County.
- Watershed resources are crucial and protection of land areas that impact the quality of water in the County must be strongly considered in all development or redevelopment opportunities.
- All policies and programs of the County should be designed to be fiscally sustainable.
- Seek an appropriate balance between individual property rights and the community's goals.

Objectives and Strategies

3.1 Preservation of prime farmland, agricultural lands, forested lands, and other open spaces that maintain and enhance the County's rural character

~~3A. Conservation Subdivisions. Revise the Zoning Ordinance, Subdivision Ordinance, and other appropriate ordinances to allow conservation subdivisions (clustering) in agricultural, residential and planned districts. In 2013, the County adopted permitting regulations and standards for Cluster Development in agricultural zoning districts.~~

3AB. Agricultural/Forestal Districts. Support the development of Agricultural/Forestal districts throughout the County.

3BC. Private/State/Federal Programs. Encourage rural property owners and farmers to participate in private, State and Federal programs designed to conserve land resources.

3.2 Preservation of scenic vistas, viewsheds, and community character along roadways

3AB. Agricultural/Forestal Districts.

3BC. Private/State/Federal Programs

3CD. Historic Registers. Support and assist property owners in nominating sites to the National Register of Historic Places and the Virginia Landmarks Register.

3DE. Design Guidelines. Research and evaluate design guidelines for industrial, commercial and ~~higher density~~~~large-scale~~ residential uses.

3.3 Preservation of historically significant sites and their surrounding areas

~~3BC.~~ Private/State/Federal Programs

~~3CD.~~ Historic Registers.

~~3EF.~~ Local Preservation Districts. Research and evaluate the development of locally developed and regulated districts for the preservation of historic and cultural properties and sites in the County.

3.4 Preservation and enhancement of the distinct identities and character of existing neighborhoods and dwellings that complement the pastoral character of the County

~~3A.—Conservation Subdivisions.~~

~~3AB.~~ Agricultural/Forestal Districts.

~~3BC.~~ Private/State/Federal Programs.

~~3CD.~~ Historic Registers.

~~3FG.~~ Neighborhood Master Planning. Support neighborhood planning through research and evaluation of tools for the preservation of existing neighborhoods in the County and the creation of neighborhoods in areas of redevelopment and new development.

3.5 New development (residential, commercial and industrial) that has visually appealing architectural elements and complements the pastoral character of the County

~~3BC.~~ Private/State/Federal Programs.

~~3DE.~~ Design Guidelines.

3.6 Planned residential and commercial development that is compatible with adjacent and surrounding neighborhoods

~~3BC.~~ Private/State/Federal Programs.

~~3DE.~~ Design Guidelines.

3.7 Revise the Zoning Ordinance to address community character goals and objectives for the County

~~3A.—Conservation Subdivisions~~

~~3BC.~~ Agricultural/Forestal Districts

~~3DE.~~ Design Guidelines.