

Bedford County  
**PLANNING  
COMMISSION**

Meeting Packet

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**September 21, 2021 at 7:00 PM**



**Board Members:**

Nicholas Kessler, District 4 – Chair

John Moisa, District 3 – Vice Chair

Jeff Burdett, District 2

Mark Gwin, District 1

Ronald Berman, District 5

Donald Wray, District 6

John Briscoe, District 7

**Administration:**

Jordan Mitchell, CZO, Director of Community Development

Andrea Maddox, Administrative Manager

- (1) Approval of Agenda**
- (2) Approval of Minutes**
  - a. Minutes of May 19, 2021
- (3) Citizen Comment Period**
- (4) Public Hearing**
  - a. Rezoning Application #RZ21-0005 - Thomas Builders of Virginia
  - b. Text Amendment Application #TA21-0004 - “Hotel/Motel/Motor Lodge” use
- (5) Old Business**
  - a. Utility Scale Solar Energy Facility - Draft Ordinance Discussion
- (6) New Business**
  - a. 2030 Comprehensive Plan Update - Chapter 9 Land Use (Public Meeting Discussion)

**Adjourn**

BEDFORD COUNTY PLANNING COMMISSION MINUTES  
May 18, 2021

The Planning Commission held a regular meeting Tuesday, May 18, 2021, in the Bedford County Administration Board Room with all Commissioners present. County staff present was Mr. Patrick Skelley, County Attorney, Mrs. Andrea Maddox, Administrative Manager and Mr. Jordan Mitchell, Director of Community Development.

Mr. Kessler called the meeting to order and determined a quorum was present to conduct business. He asked if there were any additions, changes or deletions to the agenda and Mr. Mitchell noted that he would like to have a brief discussion about solar farms as well as the Land Use Chapter from the Comprehensive Plan. Both items will go under old business. There being no further changes or amendments Mr. Moisa made a motion to approve the agenda as amended. A voice vote was taken, and motion carried with a vote of 7-0.

Mr. Kessler moved onto Citizen Comment Period. There being none, citizen comment period was closed.

Mr. Kessler moved to Item 3 Old Business – Zoning Ordinance -Planned District Master Plan Ordinance and asked for staff’s presentation. Mr. Mitchell noted this ordinance has been updated since the last discussion.

Mr. Burdett made a motion that updated ordinance be sent to Board of Supervisors for initiation. Mr. Moisa seconded motion. A voice vote was taken and carried with a vote of 7-0.

Mr. Kessler then moved onto the discussion of Solar Farms and asked for Mr. Mitchell to proceed. Mr. Mitchell stated that after the previous Planning Commission Meeting a FOIA request was submitted for the audio of that meeting. He asked for clarification from the commissioners concerning placing the solar farm discussion on hold until the public meetings for the Comprehensive Plan Review were held. Mr. Moisa stated he would like to slow the process down and get the public’s opinion on this issue. Mr. Kessler agreed with waiting until public feedback is received before deciding on this issue. Mr. Briscoe asked if any additional information from Campbell County had been obtained concerning problems with solar farm projects. Mr. Gwin mentioned the how detrimental these projects are on the property. He also asked what the relationship is between the Planning Commission and the Agricultural Committee. Mr. Wray mentioned he received comments from citizens concerning issue. Mr. Mitchell stated that he is clear on where the commission stands procedurally on this issue.

Mr. Kessler moved to Item 5 New Business – Subdivision Ordinance Storm Water Open Space Design and asked for Mr. Mitchell’s comments. A brief discussion was held.

Mr. Burdett made a motion to forward ordinance to the Board of Supervisors. Mr. Moisa seconded the motion. A voice vote was taken and passed with a vote of 7-0.

46 Mr. Kessler moved on to the Land Use Chapter of the Comprehensive Plan and asked Mr.  
47 Mitchell to lead the discussion. Mr. Mitchell mentioned developing a questionnaire/survey for  
48 the public. He also asked the commissioners where they would like to hold the neighborhood  
49 meeting. The commissioners discussed holding neighborhood meetings in quadrants of the  
50 county. Also, Mr. Mitchell stated he had received several calls concerning the corridor overlay  
51 districts concerning complaints about what types of businesses are being allowed to be placed  
52 there and if that something the commission wants to think about with the land use chapter. Mr.  
53 Mitchell noted the corridor overlay had different requirements in the past such as how structures  
54 looked and asked if the commissioners wanted to include this in the survey and during the  
55 neighborhood meetings.

56  
57 There being no additional business Mr. Kessler called for a motion to adjourn. Mr. Moisa made  
58 the motion to adjourn. Mr. Gwin seconded the motion. The motion carried with a vote of 7-0.  
59 The meeting adjourned at 8:10 p.m.

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61 Respectfully submitted,

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65 \_\_\_\_\_  
66 Jordan Mitchell, Secretary

67 Approved by:  
68  
69  
70 \_\_\_\_\_  
71 Nicholas Kessler, Chairman

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## MEMORANDUM

TO: Planning Commission

FROM: Jordan Mitchell, Director 

DATE: September 10, 2021

SUBJECT: **Rezoning Application #RZ21-0005: Thomas Builders of Virginia**

### **SYNOPSIS**

Thomas Builders of Virginia are requesting to rezone Tax Map Number 116-A-17P from PRD (Planned Commercial Development district) to R-4 (High-Density Multifamily Residential district) to establish a “Dwelling, Multifamily” use (384 units in 11 buildings) and Tax Map Number 116-A-17L from PCD to C-2 (General Commercial district) for any permissible use in the C-2 zoning district. The property is located within Election District #4.

### **BACKGROUND**

#### Applicant

The applicant is Thomas Builders of Virginia, P.O. Box 148, Forest, VA 24551.

#### Property Owner

The property owner is Westyn Village LLC, P.O. Box 148, Forest, Virginia 24551 for Tax Map Number 116-A-17P. The property owner is LTB Holding Company LLC, 4109 Boonsboro Road, Lynchburg, Virginia 24503 for Tax Map Number 116-A-17L.

#### Engineer

The engineer for the applicant is Russell H. Orrison, Perkins & Orrison, 17 W. Nelson Street, Lexington, Virginia 24550

#### Location

Tax Map Number 116-A-17P and 116-A-17L are located directed across Forest Road (Route 221) from Forest Middle School (100 Ashwood Drive).

#### Proposed Change

Thomas Builders of Virginia are requesting to rezone two properties:

- Tax Map Number 116-A-17P from PRD (Planned Commercial Development district) to R-4 (High-Density Multifamily Residential district) to establish a “Dwelling, Multifamily” use (384 units in 11 buildings).
- Tax Map Number 116-A-17L from PCD to C-2 (General Commercial district) for any permissible use in the C-2 zoning district.

## ANALYSIS

### Zoning/Land Use Compatibility

The subject parcel is zoned PCD. The current use of the property is undeveloped (a portion of the original tract of land is being developed with townhouses). The surrounding properties (within a 1-mile radius) are zoned PCD, PRD (Planned Residential Development), R-1 (Low-Density Residential), R-2 (Medium-Density Residential), C-2 (General Commercial), and PID (Planned Industrial Development). The uses of adjoining properties are residential (single-family dwelling, detached and townhouses), civic (Forest Elementary School, Forest Middle School, church), and commercial (shopping center).

### Zoning Ordinance

The purpose/intent of the PCD, R-4, and C-2 zoning districts are as follows:

#### *PCD District*

The intent of the planned commercial development (PCD) district is to promote the efficient use of commercial land by allowing a wide range of land uses of various densities and flexible application of development controls. The goals may be accomplished while also protecting surrounding property, the natural features, and scenic beauty of the land. The planned commercial development district is provided in recognition that many commercial, office and residential establishments seek to develop within unified areas, usually under single ownership or control. Because these concentrations of retail, service, and office establishments are generally stable and offer unified internal arrangement and development, potentially detrimental design effects can be recognized and addressed during the review of the development. For these reasons, the provisions for the PCD allow greater development latitude. Districts should be proposed and planned for areas that provide for adequate development and expansion space, controlled access points, landscaped parking areas, and public utilities. Development of the PCD will take place in general accordance with an approved master plan, which may allow for clustering of uses and densities in various areas of the site. Planned commercial development districts should be a visual asset to the community. Buildings within the district are to be architecturally similar in style and the relationship among individual establishments should be harmonious. The site should be well landscaped and parking and loading areas are to be screened.

#### *R-4 District*

The purpose of the R-4, High Density Multi-Family Residential district is to provide areas in the county within the urban service area where existing high density residential development (typically twelve to eighteen units per acre) has been established and land areas which generally appear to be appropriate for such development. R-4 areas should serve as a buffer between less intensive and more intensive districts. R-4 areas are designated based on direct access to major streets, and where sewer, water, and schools, and other public services have suitable capacity to accommodate development at the stated density. An additional consideration is that the parcel sizes allow for well planned residential development. A variety of housing densities and styles is encouraged in order to permit a diversity and flexibility in

design and layout. Additional standards are established to provide for amenities in higher density developments.

#### *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 applicant has submitted a concept plan that proposes to establish a "Dwelling, Multifamily" use. The proposed use is defined below and is listed as a by-right use in the R-4 zoning district:

*Dwelling, multifamily:* A building or portion thereof which contains three (3) or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high rise apartments, and apartments for elderly housing.

In reviewing the applicable general standards for the use in Article IV of the ordinance (see attachment), this application is compliant.

#### Comprehensive Plan

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

##### Land Use

*An orderly, efficient, and compatible growth and land use pattern that is sensitive to the natural environment.*

##### Housing

*A variety of safe, sanitary and affordable housing for all County residents.*

The Future Land Use map identifies the subject parcels and surrounding area as "Mixed Use". The Comprehensive Plan Land Use designations are excerpted below:

##### *Mixed Use*

Areas with a mixture of residential, commercial, light industrial and civic uses located along major transportation corridors. Intention of these areas is to provide convenient services for neighborhoods and prevent strip development and multiple access points along major and secondary transportation corridors.

#### Voluntary Proffers

The following voluntary proffers have been offered by the applicant and comply with Section 30-15 of the Zoning Ordinance:

- 1) Tax Parcel 116 A 17P shall be developed in substantial conformity with the submitted rezoning plan dated August 13, 2021.
- 2) The development located on tax parcel 116 A 17P shall be capped at a maximum number of 384 dwelling units.

### Project Impacts

While the rezoning itself will not have impacts, the proposed use of the property will have impacts. A site plan will be required to establish the new use/change of use and address impacts on stormwater management and traffic. The property is served by public water and sewer.

An updated traffic impact analysis was submitted by the applicant. The updated analysis concluded that the overall trip generation “is significantly less than was previously analyzed, this development scenario will result in less overall traffic impact in the study area”. A full-length right turn lane will now be required along Route 221 that was previously not required. The original traffic study from 2016 required the following for the development:

- Remark the existing eastbound median at the site entrance on Forest Road to a 150 left turn storage and 150 feet taper.
- Add a westbound right turn taper at the site entrance on Forest Road (please note that this will now need to be a full-length right turn lane).
- Remark northbound median at Perrowville Road entrance to a 150 feet left-turn storage and 150 feet taper.
- Access management exceptions are not needed for road entrances.
- Sidewalks should be constructed across the frontage of the site along Perrowville Road.
- Traffic signals are not warranted.

Mac Duis, Chief Operations Officer, with the Bedford County Public Schools offered the following comments regarding the proposed rezoning:

1. Enrollment in the elementary schools in the Jefferson Forest attendance zone is close to, at, or beyond their capacities. With the developments already approved in this part of the county, another densely populated community of young families, at some point, will require the closing of these schools to zone transfers, altering attendance zone boundaries, and/or constructing school additions or new schools at a cost to the county.
2. We have a concern regarding traffic safety at what will become a busy intersection on 221 at Forest Middle School and by adding another entrance to Perrowville Road in the middle of a school zone. It appears that a stoplight or other method of traffic management should be put into place on 221 if the development is built.

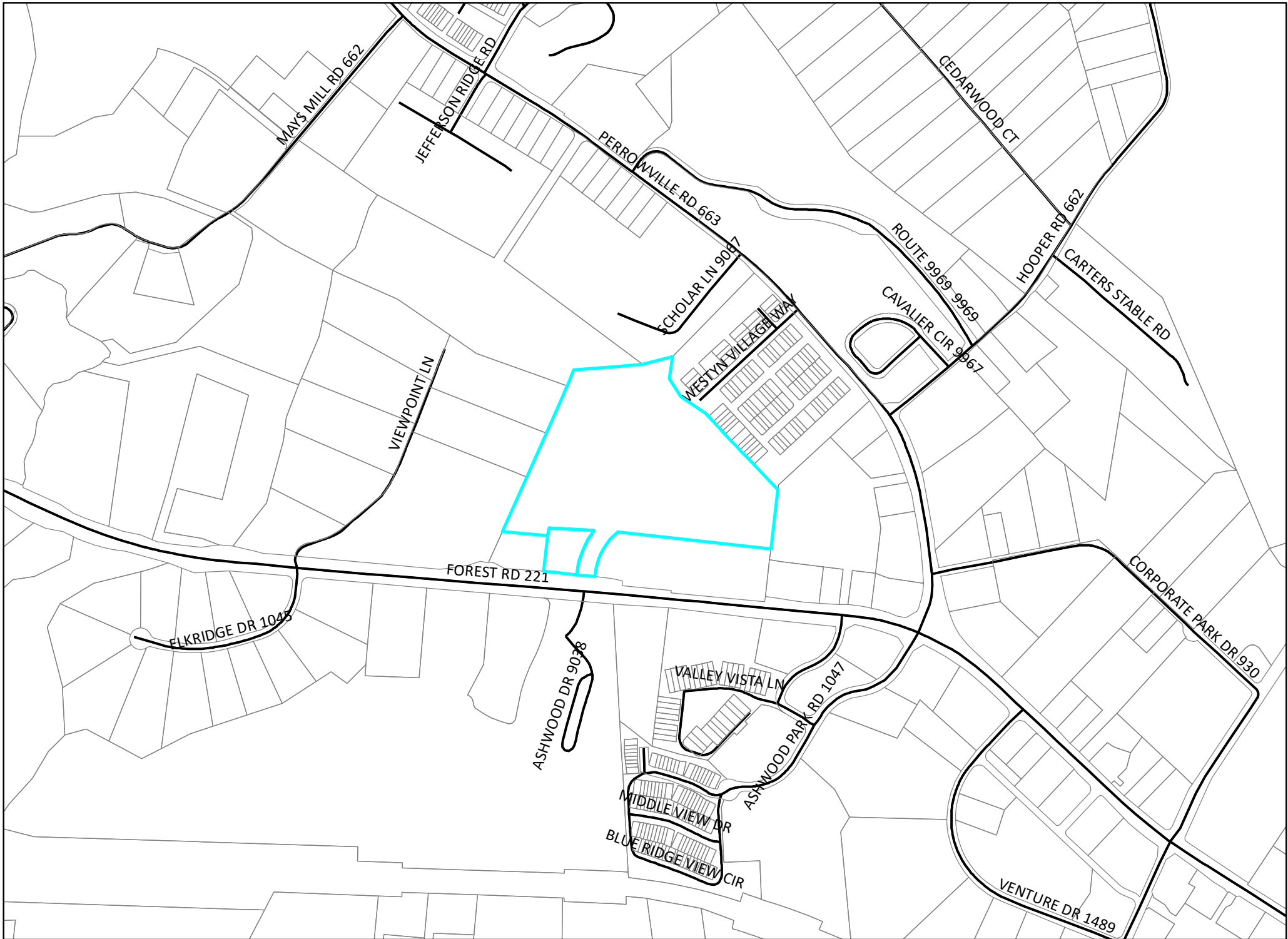
Staff is unable to provide a project impact analysis of the lot proposed for C-2 zoning since the applicant has not provided a proposed use. Impacts of future use(s) of the property will need to be determined once a use is known along with an additional analysis of the intersection of the private street and Forest Road.



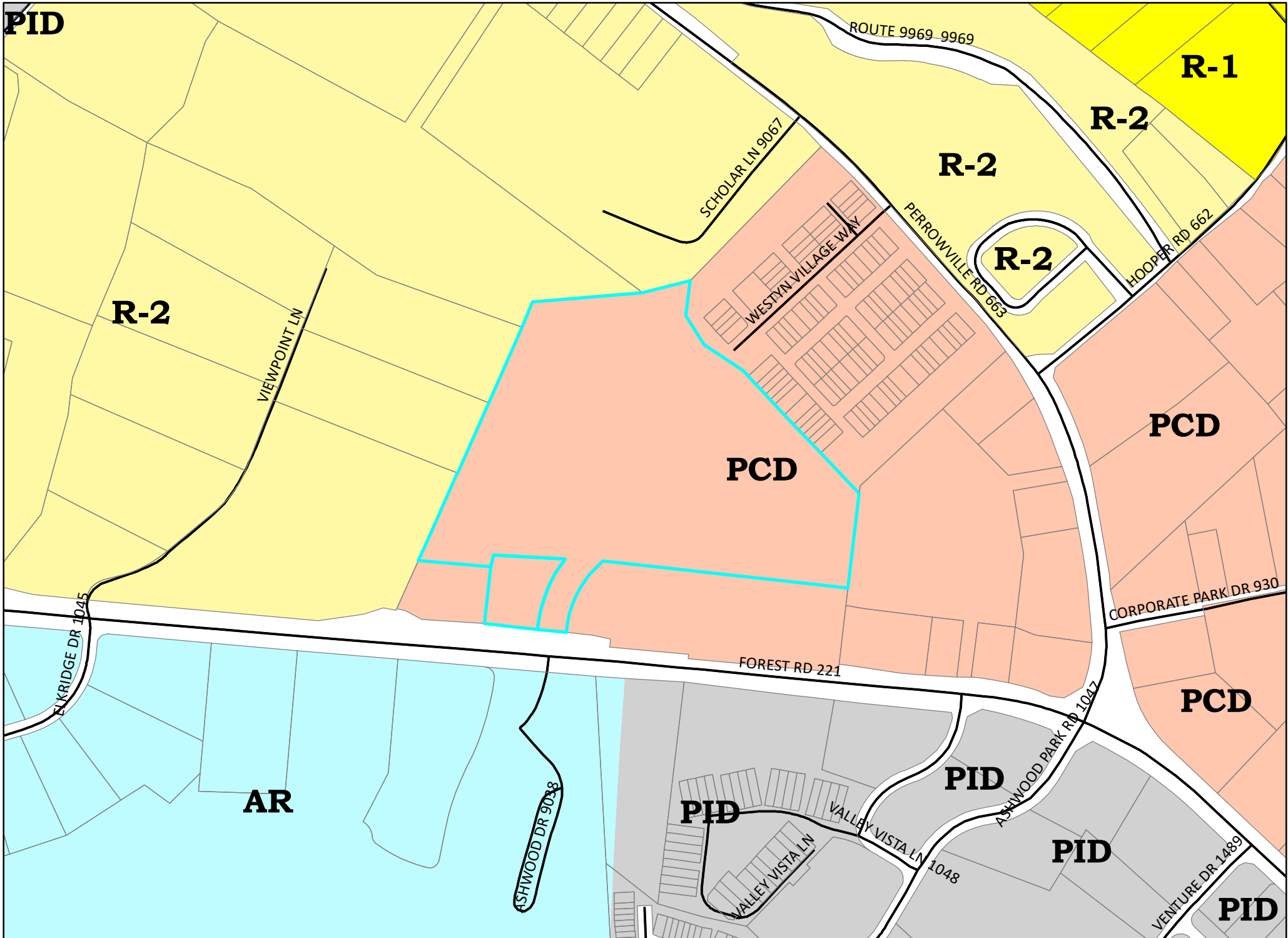
## Attachments

1. Location Map
2. Zoning Map
3. Future Land Use Map
4. Aerial Photograph (VGIN 2018)
5. Concept Plan
6. Proffer Statement
7. Traffic Impact Analysis (Original from 2016)
8. Traffic Impact Analysis (Update of 2016 TIA)
9. Section 30-47, Article III, PCD Planned Residential Development District
10. Section 30-46, Article III, R-4 High Density Multifamily Residential District
11. Section 30-54, Article III, C-2 General Commercial District
12. Section 30-79-2, Article III, Permitted Use Table (C-2 District highlighted)
13. Section 30-82-11, Article IV, Multifamily Dwelling

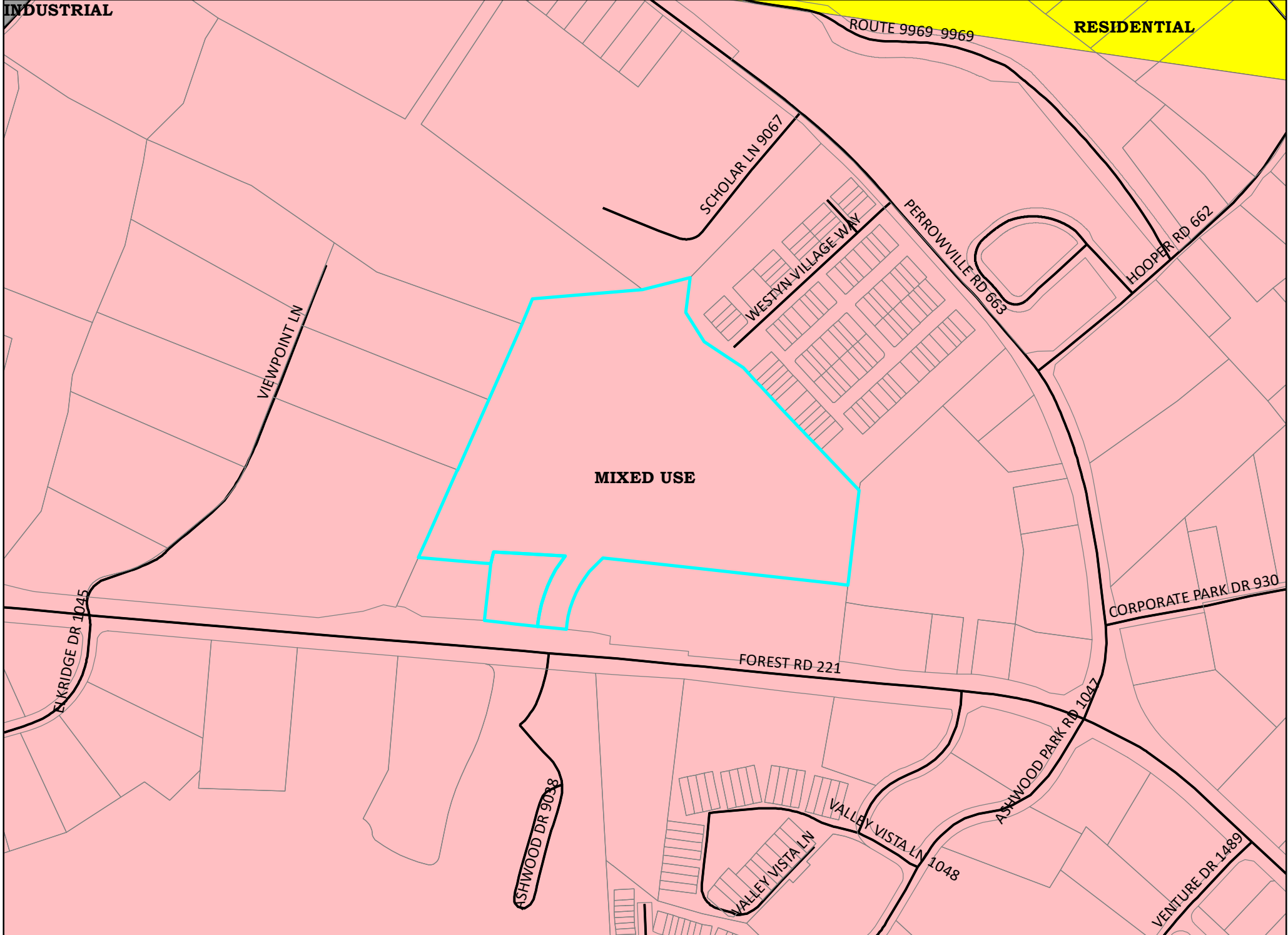
# Location Map



# Zoning Map



# Zoning Map



# Aerial Photograph



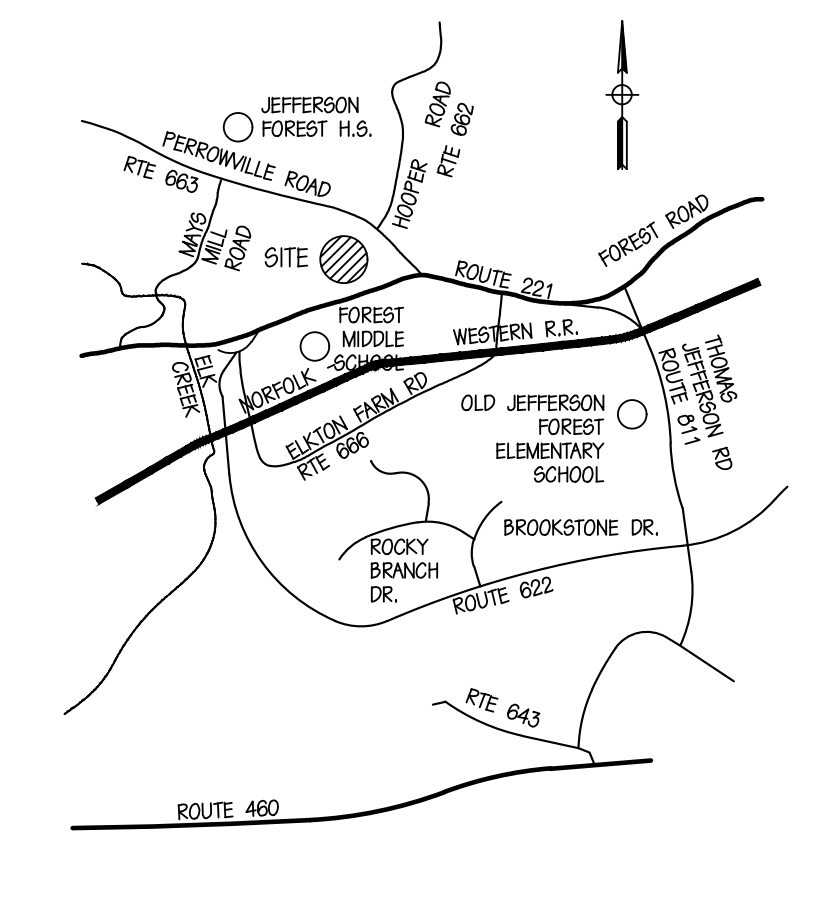
ID - P:\2015\15373 - Jefferson Manor.dwg - Frl, 20 Aug 2021 - 11:15

NOTES:  
OWNER WESTYN VILLAGE LLC  
DEVELOPER WESTYN VILLAGE LLC

1. TM#116-A-17P
2. ZONING  
EXISTING: PCD  
EXISTING USE VACANT  
PROPOSED R-4  
PROPOSED USE MULTIFAMILY DWELLINGS
3. NUMBER OF UNITS 304
4. TOTAL ACREAGE IS ±24.29 ACRES
5. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER & PUBLIC SANITARY SEWER BY BRWA
6. SETBACKS/ LOT REQUIREMENTS FOR R-4  
a. FRONT YARD 30 FEET  
b. SIDE YARD 10 FEET  
c. REAR YARD 10 FEET
7. MAXIMUM BUILDING HEIGHT - 45 FEET
8. SETBACKS/ LOT REQUIREMENTS FOR MULTIFAMILY DWELLING  
a. REAR YARD 25 FEET  
b. BUILDING SEPARATION - MIN OF 20 FEET  
c. DENSITY - 24 DWELLING UNITS PER ACRE  
d. MAXIMUM BUILDING HEIGHT - 45'
9. OPEN SPACE  
24.29 AC \* 10% = 2.42 ACRES AVAILABLE  
2.43 ACRES PROVIDED
10. BOUNDARY INFORMATION BASED UPON AVAILABLE RECORDS. PROPERTY DOES NOT LIE IN 100-YEAR FLOODPLAIN(UNSHADED ZONE X). THE FIRM PANEL NUMBER IS 51019C0220D, DATED 09/29/2010.
11. EMAIL LIST  
a. RORRISON@PERKINS-ORRISON.COM  
b. PSNYDER@PERKINS-ORRISON.COM  
c. DCTYRUB@THOMASBUILDERSOFVA.COM

NOTES:  
OWNER LTB HOLDING COMPANY LLC  
DEVELOPER THOMAS BUILDERS OF VA

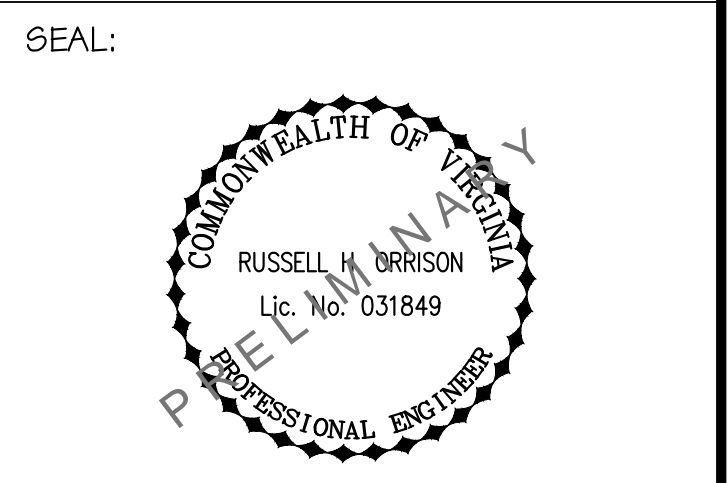
1. TM#116-A-17L
2. ZONING  
EXISTING: PCD  
EXISTING USE VACANT  
PROPOSED C-2
3. PROPOSED USE COMMERCIAL
4. TOTAL ACREAGE IS ±1.20 ACRES
5. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER & PUBLIC SANITARY SEWER BY BRWA
6. SETBACKS/ LOT REQUIREMENTS FOR C-2  
a. FRONT YARD 30 FEET  
b. SIDE YARD 0 FEET  
c. REAR YARD 15 FEET  
d. MAXIMUM BUILDING HEIGHT - 45 FEET  
e. 90% SITE COVERAGE
7. BOUNDARY INFORMATION BASED UPON AVAILABLE RECORDS.
8. PROPERTY DOES NOT LIE IN 100-YEAR FLOODPLAIN(UNSHADED ZONE X). THE FIRM PANEL NUMBER IS 51019C0220D, DATED 09/29/2010.
9. EMAIL LIST  
a. RORRISON@PERKINS-ORRISON.COM  
b. PSNYDER@PERKINS-ORRISON.COM  
c. DCTYRUB@THOMASBUILDERSOFVA.COM



317 BROOK PARK PL., FOREST, VIRGINIA 24551  
PHONE: 434-525-5985 FAX: 434-525-5986  
EMAIL: pno@perkins-orrison.com

17 W. NELSON STREET LEXINGTON, VIRGINIA 24450  
PHONE: 540-464-9001 FAX: 540-464-5009  
EMAIL: pno@perkins-orrison.com

CONSULTANTS

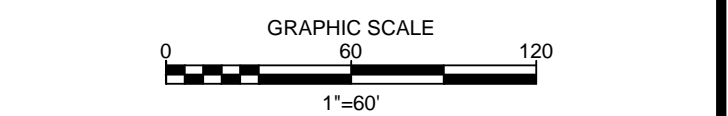


JOB:  
**WESTYN VILLAGE & LTB HOLDING PROPERTY REZONING PLAN**  
JEFFERSON MAGISTERIAL DISTRICT  
BEDFORD COUNTY, VIRGINIA

CLIENT:  
THOMAS BUILDERS

MARK	DATE	DESCRIPTION
ISSUE:	08/13/2021	
CONTOUR INTERVAL:	2'	
DESIGNED BY:	RHO	
DRAWN BY:	PWS	
CHECKED BY:	RHO	

SHEET TITLE  
**REZONING PLAN**



SHEET  
**C200**

JURISDICTION PROJECT #

SHEET NO. **1** OF **1**

DEVELOPMENT



ARCHITECTURE

**Thomas Builders of Virginia, Inc.**

September 7, 2021

Bedford County Community Development  
Jordan Mitchell, Director  
122 East Main Street, Suite G-03  
Bedford, VA 24523  
(540) 586-7616 ext. 1393  
jmitchell@bedfordcountyva.gov

Re: *Westyn Village Proffers for Tax Parcels 116 A 17P, & 116 A 17L*

Mr. Mitchell:

As a condition of the proposed rezoning the applicant offers the following voluntary proffers for consideration in conjunction with the above referenced tax parcels.

1. Tax parcel 116 A 17P shall be developed in substantial conformity with the submitted rezoning plan dated August 13, 2021.
2. The development located on tax parcel 116 A 17P shall be capped at a maximum number of 384 dwelling units.

Thank you for your consideration.

Regards,

Thomas P. Bell , Westyn Village LLC.

Enclosures:

1. None

## 8. Findings and Conclusions

**Based on the analysis in this study, the impact of the proposed Westin Village development on the nearby intersections is minimal.** The principal findings and conclusions are as followings:

### In the existing conditions:

- ❖ All the study intersections operate at LOS D or better. All the movements operate at LOS D or better with following exceptions:
  - At Forest Road/Site Entrance 1, middle school outbound left turn movement operates at LOS F in the morning peak hour;
  - At Perrowville Road/Scholar Lane, elementary school outbound movement operates at LOS F in the morning peak hour, and high school outbound left/thru movement operates at LOS F in the morning and afternoon school peak hours;
  - At Forest Road/Perrowville Road, Forest Road westbound left turn movement operates at LOS E in the afternoon school and afternoon peak hours and Ashwood Park Drive northbound left/thru movement operates at LOS E in the morning and afternoon school peak hours.
- ❖ All the existing queues are accommodated well with the existing storage lengths with only one exception that Forest Road westbound right turn movement at Forest Road/Perrowville Road needs additional 80 feet storage length.

### In the 2021 no build conditions:

- ❖ The overall traffic operations will be the same as in the existing conditions. All the study intersections will operate at LOS D or better. All the movements will operate at LOS D or better with following exceptions:
  - At Forest Road/Site Entrance 1, middle school outbound left turn movement will operate at LOS F in the morning peak hour;
  - At Perrowville Road/Scholar Lane, elementary school outbound movement will operate at LOS F in the morning peak hour, and high school outbound left/thru movement will operate at LOS F in the morning and afternoon school peak hours;
  - At Forest Road/Perrowville Road, Forest Road westbound left turn movement will operate at LOS E in the morning, afternoon school, and afternoon peak hours and Ashwood Park Drive northbound left/thru movement will operate at LOS E in the morning and afternoon school peak hours.
- ❖ All the 2021 no build queues will be accommodated well with the existing storage lengths with only one exception that Forest Road westbound right turn movement at Forest Road/Perrowville Road will need additional 80 feet storage length.



In the 2021 build conditions:

- ❖ Signal is considered not warranted at any of the three entrances.
- ❖ Without a traffic signal at Forest Road/Site Entrance 1, the ability to walk to the middle school will be significantly diminished.
- ❖ At the Site Entrance 1, an eastbound left turn storage and a westbound right turn taper are required; at the Site Entrance 2, an eastbound left turn storage and westbound right turn taper are required (an eastbound left turn storage and a westbound right turn storage already exist); and, at the Site Entrance 3, a northbound left turn storage but no southbound right turn storage or taper are required. The new turn lanes should be designed per the minimum VDOT criteria (i.e. 150' of storage and 150' of taper).
- ❖ No access management exceptions are needed for any of the three entrances.
- ❖ The overall traffic operations at the study intersections in 2021 build conditions will be the same as in the 2021 no build conditions. All the new outbound movements will operate with delay shorter than 60 seconds.
- ❖ All the study intersections will operate at LOS D or better. All the movements will operate at LOS D or better with following exceptions:
  - At Forest Road/Site Entrance 1, middle school outbound left turn movement will operate at LOS F in the morning peak hour, and Site Entrance 1 outbound left/thru movement will operate at LOS F in the morning peak hour and at LOS E in the afternoon school and afternoon peak hours;
  - At Perrowville Road/Scholar Lane, elementary school outbound movement will operate at LOS F in the morning peak hour, and high school outbound left/thru movement will operate at LOS F in the morning and afternoon school peak hours;
  - At Forest Road/Perrowville Road, Forest Road westbound left turn movement will operate at LOS E in the morning, afternoon school, and afternoon peak hours and Ashwood Park Drive northbound left/thru movement will operate at LOS E in the morning and afternoon school peak hours.
- ❖ All the 2021 build queues will be accommodated well with the existing storage lengths and the warranted turn lanes with only one exception that Forest Road westbound right turn movement at Forest Road/Perrowville Road will need additional 80 feet storage length.

**The recommendations of this study include the followings:**

- ❖ Remark the existing eastbound median at Site Entrance 1 to a 150 feet left turn storage and 150 feet taper;
- ❖ Add a westbound right turn taper at Site Entrance 1;
- ❖ Remark the existing northbound median at Site Entrance 3 to a 150 feet left turn storage and 150 feet taper;
- ❖ No access management exceptions are needed for any of the three entrances;
- ❖ For the westbound right turn lane from Forest Road onto Perrowville. The analysis indicates that the lane should be extended. However, the County is working on a new connection to Corporate Park using the Elkton Farms intersection. It is expected that a significant amount of right turns will divert to the new connection once it is constructed, thus no modification to the existing right turn lane is recommended.
- ❖ Sidewalks should be constructed across the frontage of the site along Perrowville Road.

**End of Memorandum**

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MEMORANDUM

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TO: JORDAN MITCHELL

FROM: BILL WUENSCH, P.E., PTOE

ORGANIZATION: BDFORD COUNTY

DATE: SEPTEMBER 9, 2021

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

Re: Westin Development – Comparison of Volumes  
from the prior and current development plans

YOUR REFERENCE NUMBER:

---

URGENT     FOR YOUR USE     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

---

### Study Overview and Purpose

EPR conducted a traffic study for the proposed Westin development in 2016. At that time the development concept included the following mix of units:

- 88 single family detached houses
- 192 apartments
- 141 townhouses

Since 2016, given market conditions and final access planning, the current development plan includes:

- 384 multistory apartments
- 96 townhomes
- One access entrance on Perrowville Road (same as before)
- One access entrance on Route 221 (consolidated from two in the previous plan).

### This memorandum provides:

- A comparison of trip generation for the site. The new concept will generate less trips than the previous concept.
- Analysis of conditions at the two site access locations - note that additional intersections were analyzed in the 2016 traffic study, however since the newly calculated trip generation is less than previously planned for, we can draw the conclusion that traffic conditions will not be more congested.

### Site Trip Generation

The following table is from the previous traffic study.

Use Description	ITE	Qty	Daily	AM		PM School		PM	
				in	out	in	out	in	out
Single Family Detached	210	88	934	18	54	35	21	59	35
Apartment	220	192	1,287	20	78	48	26	80	43
Townhouse	230	141	867	12	56	32	15	53	26
		total	3,088	49	188	115	62	192	104
				237		177		297	

Per the updated development program, the following table shows the new site trip estimates.

Description	LU Code	quantity	Daily	AM		PM Pk Hr of School		PM	
				in	out	in	out	in	out
Apartments (mid-rise)	221	384	2091	36	102	62	40	103	66
Townhomes	220	96	685	11	35	22	13	36	21
				47	137	84	53	139	87
total			2776	184		137		226	

Notice that the prior version of the Institute of Transportation Engineers (ITE) Trip Generation Manual was updated in the most recent version in terms of land use codes, and trip generation estimates. In the prior manual, Apartments, regardless of how many stories, were considered land use code 220. However, in the most recent manual, a distinction is made for apartment buildings with 3 to 10 stories and land use code 221 is now used for these taller buildings. Also, townhomes were formerly land use code 230, however that was updated in the new manual to be land use code 220. Overall, each manual is based on increasingly more research and data points and can be considered to be more accurate in their predictions.

Trip Generation Comparison Conclusion – With the new development program, the site will generate considerably less trips than previously predicted, thus will have a lesser impact overall.

### Site Trips and Build Traffic Volumes

Site trip and build volumes from the prior study are shown in the attached document (prior study) for reference. **Figure 1** shows the new site trip distribution. **Figure 2** shows the new estimate of trips through the same intersections. **Figure 3** shows the resulting build volume projections. Note that for the Perrowville/Route 221 intersection, since Corporate Park Drive is now fully connected through Perrowville Road over to Route 221, it is likely that a newer traffic count would reflect a decrease in volumes for a portion of the traffic movements at that intersection. However, as a point of comparison, between the two land use scenarios relative to this memorandum, the overall volumes are shown to be less with the new development scheme than what was previously analyzed.

Furthermore, the prior study included a .5%/yr assumed increase in traffic to arrive at the 2021 background volume set. In actuality, since 2016, as reported in VDOT data, the actual growth rate has been nearly negligible, as shown in the dataset below from VDOT.

year	Centerville to Perrowville	Perrowville to Enterprise	Perrowville Rd.
2016	7700	25000	9500
2017	7800	25000	9600
2018	7600	24000	9400
2019	7700	25000	9600

## Entrance Evaluation

### Perrowville Road Entrance

- Turn lanes need – the recommendations for this new plan remain the same as the prior plan. (see attached warrant forms)
- Signal warrants – same as the prior study, a traffic signal is not warranted at this intersection (see attached warrant forms).
- Since the new development will contribute less trips to this intersection, the overall level of service and delays will remain at or below those reported in the prior report.

### Route 221 Entrance

- Turn lanes need – the prior traffic study indicated need for a right turn taper along Route 221, whereas with the consolidation of the two site entrances, a full length right turn storage lane is now warranted. The left turn lane is still warranted.
- Signal warrants – same as the prior study, a traffic signal is not warranted at this intersection. Same as the prior study, the peak hour warrant is satisfied for the AM peak hour, however a signal is seldom considered to be allowed based solely on the one peak hour. (see attached warrant forms).
- The egress volumes for the various analysis periods do not increase by more than 2 cars for any of the movements. The resulting change in level of service and queues is negligible with this slight increase in egress traffic.

**Figure 4** illustrates an alternative scenario where we balanced the delays for the morning peak hours. Since there will be longer delays for egress traffic leaving onto Route 221, a portion of that traffic was reassigned to leave the site using the Perrowville Road access point. Similar to the other volume sets, the resulting volumes are less than those shown in the previous study.

**Overall Findings**

Given that the overall site trip generation is significantly less than was previously analyzed, this development scenario will result in less overall traffic impact in the study area. The only substantive change to the findings in the prior analysis is that a full length right turn lane will now be required along Route 221.

**END OF MEMORANDUM****Attachments:**

- New volume figures
- Prior study figures for comparison
- Turn lane warrants
- Signal warrants

Sec. 30-46. - R-4 High density multifamily residential district.

*Sec. 30-46-1. Purpose.*

The purpose of the R-4, High density multifamily residential district is to provide areas in the county within the urban service area where existing high density residential development (typically twelve (12) to eighteen (18) units per acre) has been established and land areas which generally appear to be appropriate for such development. R-4 areas should serve as a buffer between less intensive and more intensive districts. R-4 areas are designated based on direct access to major streets, and where sewer, water, and schools, and other public services have suitable capacity to accommodate development at the stated density. An additional consideration is that the parcel sizes allow for well planned residential development. A variety of housing densities and styles is encouraged in order to permit a diversity and flexibility in design and layout. Additional standards are established to provide for amenities in higher density developments.

*Sec. 30-46-2. Permitted uses.*

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

*Sec. 30-46-3. 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.
  - 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) 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.
- (4) For minimum lot size and permitted densities for multifamily dwellings and townhouses refer to article IV, Use and Design Standards.

(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: Ten (10) 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: Fifteen (15) feet.

(Ord. of 2-26-2001, App. A; Ord. of 9-13-2004; Ord No. O-071116-09, 7-11-2016)



Sec. 30-57. - PCD Planned commercial development district.

*Sec. 30-57-1. Purpose.*

The intent of the planned commercial development (PCD) district is to promote the efficient use of commercial land by allowing a wide range of land uses of various densities and flexible application of development controls. The goals may be accomplished while also protecting surrounding property, the natural features, and scenic beauty of the land.

The planned commercial development district is provided in recognition that many commercial, office and residential establishments seek to develop within unified areas, usually under single ownership or control. Because these concentrations of retail, service, and office establishments are generally stable and offer unified internal arrangement and development, potentially detrimental design effects can be recognized and addressed during the review of the development. For these reasons, the provisions for the PCD allow greater development latitude. Districts should be proposed and planned for areas that provide for adequate development and expansion space, controlled access points, landscaped parking areas, and public utilities. Development of the PCD will take place in general accordance with an approved master plan, which may allow for clustering of uses and densities in various areas of the site.

Planned commercial development districts should be a visual asset to the community. Buildings within the district are to be architecturally similar in style and the relationship among individual establishments should be harmonious. The site should be well landscaped and parking and loading areas are to be screened.

*Sec. 30-57-2. Permitted uses.*

Permitted uses shall be as listed in section 30-79. However, no use shall be permitted except in conformity with the uses specifically included in the final master plan as approved pursuant to section 30-57-6. Residential uses shall be limited to no more than 30% of the total acreage contained within the parcel proposed as a planned commercial development.

(Ord. of 6-14-1999, #28)

*Sec. 30-57-3. Site development regulations.*

- (a) Each planned commercial development shall be subject to the following site development standards:
- (1) Minimum acreage required to create a new planned commercial district or a planned commercial development within an existing planned commercial district shall be five (5) acres or contiguous land or land which is adjacent to an existing planned commercial development.
  - (2) Minimum lot sizes for allowable uses in this district shall be as shown for the same use in article IV. Townhouses and two-family dwellings shall comply with the requirements as set forth for an R-2 zoning district in article IV. Multifamily dwellings shall comply with the requirements as set forth for an AV zoning district in article IV. Single-family dwellings shall comply with the site development regulations as set forth for an R-2 zoning district in article III.
  - (3) Minimum front setbacks: All structures proposed to front on existing public streets external to the PCD shall be located a minimum of thirty (30) feet from the existing public right-of-way.
  - (4) Lots within the PCD district shall comply with the buffer yard requirements of section 30-92-4 of this ordinance and the minimum standards as set forth below.
  - (5) Lot coverage:
    - a. Lots served by a private well and sewage disposal system:
      1. Area: One and one-half (1.5) acres (sixty-five thousand three hundred forty (65,340) square feet).
      2. Frontage: One hundred (100) feet on a publicly owned and maintained street.
    - b. Lots served by either public water or sewer, or both:

1. Area: Twenty thousand (20,000) square feet.
  2. Frontage: Seventy-five (75) feet on a publicly owned and maintained street.
  - c. Maximum lot coverage shall be determined through the preliminary development plan process but in no case shall exceed seventy-five (75) percent.
- (6) Public streets in the PCD district shall be built in accordance with VDOT and Bedford County standards. In reviewing the PCD preliminary master plan, the planning commission may recommend, and the board of supervisors may approve, one (1) or more private streets within the proposed district. Private street standards, specifications and a proposed maintenance agreement shall be submitted with the preliminary master plan.
  - (7) The applicant may propose a reduction to the number of parking spaces required by this ordinance for each use type, if justified. This proposal will be reviewed with consideration given to potential future uses of the site, parking demand and expansion potential.
  - (8) Maximum height of structures: Forty-five (45) feet. Structures may exceed the height limitation provided a special use permit is approved in accordance with section 30-19
  - (9) Utilities shall be placed underground.
  - (10) Arrangement of areas:
    - a. The location and arrangement of structures, parking, access drives, outdoor lighting, signs and other uses and developments within the PCD, in addition to achieving these development standards, shall be accomplished in accordance with an approved final master plan to assure compatibility with the existing and future land use in the vicinity.
    - b. Areas designed for future expansion or not intended for immediate improvement or development shall be specified as reserve areas on the preliminary development plan. The future use and the limitations on future use of such area shall be specified, or else such areas shall not be included as part of the PCD application. Reserve areas included in the PCD shall be landscaped or otherwise maintained in a neat and orderly manner.
  - (11) In order to promote safe ingress and egress for the development, the minimum separation distance between entrances to the public right-of-way shall be three hundred (300) feet. Additional access between adjoining lots, such as frontage roads and shared parking lots, are strongly encouraged.
  - (12) Fire prevention systems and hydrants: The placement of fire hydrants or other fire prevention systems shall be reviewed by the local fire marshal to insure compliance with the standards set forth by the National Fire Protection Association, or NFPA.

(Ord. of 9-8-2003; Ord. of 9-13-2004)

*Sec. 30-57-4. Site development recommendations.*

- (a) The planned commercial development district should be designed and developed to be a visual asset to Bedford County. Since the relationship of the development and community and the prospects for economic success of the project have much to do with the physical character of the development, these following factors shall be considered in reviewing a planned commercial district application:
  - (1) The principal entrance into the PCD district should be sufficiently landscaped to comply with the purposes of this district. In addition, the first one hundred (100) linear feet of street, leading through this principal entrance into the PCD, should have a landscaped median of sufficient width and planting density to meet the purposes of this district.
  - (2) Parking within the PCD should be located to the side or rear of the principal structures on the lot, wherever feasible. During review, consideration will be given to topographical constraints, innovative site design, buffering and landscaping factors.

*Sec. 30-57-5. Relationship to existing development regulations.*

All zoning regulations shall apply to the development of the PCD district, unless modified by the board of supervisors in the approval of the final master plan.

*Sec. 30-57-6. Application process.*

- (a)
  - (1) The time frames outlined in section 30-57 are the maximum time frames mandated by the Code of Virginia. Bedford County will make every reasonable effort to complete the application process within a shorter time frame.
  - (2) In areas presently designated PCD, planned commercial development district, no amendment to this ordinance or rezoning is required to develop a planned commercial development and the planned commercial development plan may be approved administratively as the site development plan, provided the other requirements of this section are met.
  - (3) Where planned commercial developments are proposed in areas not zoned accordingly, an amendment to this ordinance or a rezoning is required and the provisions of the subsection shall apply.
- (b) Prior to submitting a formal application for review and approval under these provisions, the applicant and county staff shall meet to discuss the requirements of section 30-57. The purpose of the meeting is to obtain a mutual understanding of the application requirements and process. The applicant is encouraged to submit information on the scope and nature of the proposal to allow staff to become familiar with the proposal in advance of the meeting.
- (c) Any application to rezone land to the PCD designation, shall constitute an amendment to the zoning ordinance pursuant to section 30-14. The written and graphic information submitted by the applicant as part of the application process shall constitute proffers pursuant to section 30-15 of this ordinance. Once the board of supervisors has approved the final master plan, all accepted proffers shall constitute conditions pursuant to section 30-15
- (d) To initiate an amendment, the applicant shall complete a rezoning application. This information shall be accompanied by graphic and written information, which shall constitute a preliminary master plan. All information submitted shall be of sufficient clarity and scale to clearly and accurately identify the location, nature, and character of the proposed district. At a minimum the information shall include:
  - (1) A legal description and plat showing the site boundaries, and existing street lines, lot lines, and easements.
  - (2) Existing zoning, land use and ownership of each parcel proposed for the district.
  - (3) A general statement of planning objectives to be achieved by the PCD district, including a description of the character of the proposed development, the existing and proposed ownership of the site, the market for which the development is oriented, and objectives towards any specific human-made and natural characteristics located on the site.
  - (4) A description and analysis of existing site conditions, including information on topography, historic resources, natural water courses, floodplains, unique natural features, tree cover areas, known archeological resources, etc.
  - (5) The proposed conceptual location and number of structures within each land use of the proposed development.
  - (6) The gross square footage for each use type proposed in the PCD.
  - (7) The proposed size, location and use of other portions of the tract, including landscaping and parking.
  - (8) A traffic circulation plan, including the location of access drives, parking and loading facilities, pedestrian walks, and the relationship to existing and proposed external streets and traffic patterns. General information on the trip generation, ownership, maintenance and proposed construction standards for these facilities should be included. A traffic impact analysis may be required by the zoning administrator.

- (9) If a reduction to the number of parking spaces is requested, a justification for this request shall be submitted. Based on adequate justification, the planning commission may recommend, and the board may approve such a reduction.
  - (10) Reserved.
  - (11) The proposed schedule of site development. At a minimum, the schedule should include an approximate commencement date for construction and a proposed build-out period.
  - (12) Generalized statements pertaining to architectural design principles and guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, signage plans, landscaping, etc.
  - (13) Signage in the proposed PCD shall be in accordance with article V.
- (e) The completed rezoning application and supporting preliminary master plan materials shall be submitted to the planning commission for review and analysis. The planning commission shall review this information and make a report of its findings to the board of supervisors. The planning commission shall as part of its review hold a public hearing pursuant to Code of Virginia, § 15.2-2204, as amended. The proposed district shall be posted with signs indicating the date and time of the planning commission public hearing.
  - (f) The planning commission shall make a report of its findings to the board of supervisors within ninety (90) days of the receipt of the materials, unless the applicant requests, or agrees to an extension of this time frame. The planning commission's report shall recommend approval, approval with modifications, or disapproval of the preliminary master plan. Failure of the planning commission to make a report of its findings to the board of supervisors within this period shall constitute a planning commission recommendation of approval.
  - (g) If the planning commission recommends denial of the preliminary master plan, or approval with modification, the applicant shall, if requested, have sixty (60) days to make any modifications. If the applicant desires to make any modifications to the preliminary master plan, the board of supervisor's review and action shall be delayed until such changes are made and submitted for review.
  - (h) The board of supervisors shall review the preliminary master plan, and after holding a public hearing act to approve or deny the plan within ninety (90) days. Approval of the preliminary master plan shall constitute acceptance of the plan's provisions and concepts as proffers pursuant to section 30-15 of this ordinance. The plan approved by the board of supervisors shall constitute the final master plan for the PCD. Once approved by the board of supervisors, the zoning administrator shall authorize the revisions to the official zoning map to indicate the establishment of the PCD district.

*Sec. 30-57-7. Revisions to final master plan.*

- (a) Major revisions to the final master plan shall be reviewed and approved following the procedures and requirements of section 30-57-6. Major revisions include, but are not limited to changes such as:
  - (1) Any significant increase in the density of the development;
  - (2) Substantial change in circulation or access;
  - (3) Substantial change in grading or utility provisions;
  - (4) Substantial changes in the mixture of land uses;
  - (5) Substantial change in architectural or site design features of the development;
  - (6) Any other change that the zoning administrator finds is a major divergence from the approved final master plan.
- (b) All other changes in the final master plan shall be considered minor amendments. The zoning administrator, upon receipt of a written request of the owner, may approve such minor amendments.
  - (1) If the zoning administrator fails to act on a request for a minor amendment to the master plan within fifteen (15) calendar days, it shall be considered approved.

- (2) A request which is disapproved by the zoning administrator shall be considered a major amendment and shall be subject to the approval process outlined above for such amendments.

*Sec. 30-57-8. Approval of preliminary and final site development plans.*

- (a) Following the approval of the final master plan, the applicant or authorized agent, shall be required to submit preliminary and final site development plans for approval. Final site development plans for any phase or component of the PCD that involves the construction of structures or facilities, shall be approved prior to the issuance of a building and zoning permit, and the commencement of construction.
- (b) It is the intent of this section that subdivision review under the subdivision regulations be carried out simultaneously with the review of a PCD under section 30-52-8. The plans required under this section shall be submitted in a form which will satisfy the requirements of the subdivision regulations, as determined by the zoning administrator.
- (c) Preliminary and final site development plans submitted for review shall be in compliance with the final master plan approved by the board of supervisors. Bedford County Department of Planning shall review and approve or disapprove any final site development plan within sixty (60) days of its submittal.
- (d) No planned commercial development district shall be approved and no work shall be authorized on construction until all property included in the final master plan is in common ownership.

*Sec. 30-57-9. Failure to begin development.*

Unless an extension is granted by the zoning administrator, failure of the applicant to submit a preliminary site development plan for at least one (1) portion of the planned commercial development district within twenty-four (24) months of the approval of the final master plan, shall constitute an application on the part of applicant to rezone the PCD to the district designations in effect prior to the approval of the final master plan.

*Sec. 30-57-10. Control following approval of final development plans.*

The zoning administrator shall periodically inspect the site and review all building permits issued for the development to ensure compliance with the submitted development schedule.

(Ord. of 2-26-2001, App. A; Ord. of 7-8-2002)

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)

*Sec. 30-82-11. Multifamily dwelling.*

- (a) *Intent.* The following minimum standards are intended to accommodate multifamily dwellings, ensuring adequate separation and other design characteristics to create a safe and healthy residential environment while protecting adjoining uses which are less intensive.
- (b) *General standards:*
  - (1) Minimum front yard setback: Thirty (30) feet from any street right-of-way for all structures.
  - (2) Minimum side yard setback: Twenty (20) feet for principal structures.
  - (3) Additional setbacks in the form of a buffer yard shall be required in accordance with article V where the property adjoins a less intensive zoning district.
  - (4) Each multifamily building shall be separated by forty (40) feet between facing living areas. This separation may be reduced to twenty (20) feet when both multifamily buildings contain windowless walls.
  - (5) Where buildings are placed at right angles (ninety (90) degrees) to one another and both interior walls are windowless, the minimum separation of buildings shall be twenty (20) feet.
  - (6) Standards for open space and recreational areas required below:
    - a. Shall be in addition to any buffer yard required under article V of this ordinance;
    - b. Shall be in addition to, and not be located in, any required front, side or rear yard setback;
    - c. Shall have a horizontal dimension of at least fifty (50) feet, except that areas with a horizontal distance of not less than twenty (20) feet shall be counted as open space provided such areas contain facilities such as, but not limited to, bikeways, exercise trails, tot lots, gazebos, picnic tables, etc.;
    - d. Shall not include proposed street rights-of-ways, open parking areas, driveways, or sites reserved for other specific uses; and
    - e. Shall be of an appropriate nature and location to serve the residents of the multifamily development.
  - (7) One (1) structure may be permitted for tenants/property owners to wait for transportation (School Bus, Public Transit, etc.) that does not have to meet any setback requirements. This structure is limited to a maximum size of 500 square feet and must be placed in a location that is acceptable to the Virginia Department of Transportation.
- (c) *Additional standards in the AV district:*
  - (1) Minimum lot size: Twenty thousand (20,000) square feet for the first dwelling unit, plus five thousand (5,000) square feet for each additional unit.
  - (2) Maximum density: Eight (8) dwelling units per acre.
  - (3) When adjoining a lot containing a single-family dwelling, a Type C buffer yard as described in article V shall be provided.
  - (4) Common open space and recreational areas required: Five (5) percent of the total lot area for parcels of two (2) to five (5) acres, and ten (10) percent for parcels over five (5) acres. No open space is required for parcels under two (2) acres.
  - (5) Minimum rear yard setback: Twenty five (25) feet for the principal structure(s)
- (d) *Additional standards in the R-3 district:*
  - (1) Minimum lot size: Seven thousand two hundred (7,200) square feet for the first dwelling unit, plus three thousand six hundred thirty (3,630) square feet for each additional unit.
  - (2) Maximum density: Twelve (12) dwelling units per acre.



- (3) The property shall be served by public sewer and water.
  - (4) Common open space and recreational areas required: Five (5) percent of the total lot area for parcels of two (2) to five (5) acres, and ten (10) percent for parcels over five (5) acres. No open space is required for parcels under two (2) acres.
  - (5) Minimum rear yard setback: Twenty five (25) feet for the principal structure(s)
- (e) *Additional standards in the R-4 district:*
- (1) Minimum lot size: Seven thousand two hundred (7,200) square feet for the first dwelling unit, plus one thousand eight hundred fifteen (1,815) square feet for each additional unit.
  - (2) Maximum density: Twenty-four (24) dwelling units per acre.
  - (3) The property shall be served by public sewer and water.
  - (4) Common open space and recreational areas required: Five (5) percent of the total lot area for parcels of two (2) to five (5) acres, and ten (10) percent for parcels over five (5) acres. No open space is required for parcels under two (2) acres.
  - (5) Minimum rear yard setback: Twenty five (25) feet for the principal structure(s). For property bordering Smith Mountain Lake, the distance will be measured from the recognized full pond level. Additionally, the principal structure shall be located a minimum of ten (10) feet from the eight-hundred foot (800') contour. Walkways and steps are exempt from rear yard requirements.
- (f) *General standards in the C-1 district, independent of the general standards above:*
- (1) The multifamily use shall be allowed only in the same structure as, and in conjunction with, an associated civic, office or commercial use type.
  - (2) The civic, office or commercial use type must occupy at least fifty (50) percent of the gross floor area of the structure.
  - (3) Minimum rear yard setback: Twenty five (25) feet for the principal structure(s)
- (Ord. No. O042219-04, pt. VI, 4-22-2019, Ord. No. O022420-10, pt. I, 2/24/2020)

Sec. 30-79. - Permitted uses by district.

*Sec. 30-79-1. Purpose.*

The purpose of this table is to show the uses permitted in each of the zoning districts. Specific requirements for districts and uses are found in article III and article IV herein.

*Sec. 30-79-2. Permitted use table.*

Permitted uses by district shall be as shown in the following table where:

"R" Indicates a use by right

"S" Indicates a special use

"\*\*" Indicates more stringent standards as specified in article IV

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
<b>Agricultural and Forestry Uses</b>																	
Agriculture	R	R	R														R
Agritourism	R	R	R														
Commercial Feedlots	R*	R*													S*		
Farm Employee Housing	R*	R*															
Farmers Market	R	R	R	R*	R*			R*		R*	R*	R	R*	R*		R*	R*
Forestry Operations	R*	R*															
Livestock Market	S*	S*	S*								S*						
Sawmill	S	S															
Sewage Sludge Storage	S																
Stable, Commercial	R*	R*	R*	S*				S*				R*	S*			S*	R*
Stable, Private	R*	R*	R*	R*	R*			S*					S*			S*	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Wayside Stand	R*	R*	R*							R*	R*	R*	R*				
<b>Residential Uses</b>																	
Accessory Apartment	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*		S*			S*	
Domestic Chickens				R*	R*	R*	R*	R*									
Home Beauty/Barber Salon	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*		R*			R*	
Home Occupation, Type I				R*	R*	R*	R*	R*	R*	R*	R*		R*			R*	
Home Occupation, Type II	R*	R*	R*														
Kennel, Private	R*	R*	R*	R*	R*			R*					R*			R*	
Manufactured Home	R*	R*	R*	R*	R*				R*								
Manufactured Home, Class A	R*	R*	R*	R*	R*	R*	R*	R*	R*				R*			R*	
Manufactured Home, Accessory	R*	R*	R*														
Manufactured Home, Emergency	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Manufactured Home Park								S*	R*				S*			S*	
Multifamily Dwelling			S*		S*	R*	R*	R*		R*			S*			S*	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Residential Human Care Facility	R	R	R	R	R	R	R	R									
Single-Family Dwelling, Attached			R*	R*	R*	R*	R*	R*					R*			R*	
Single-Family Dwelling, Detached	R	R	R	R	R	R	R	R					R			R	
Single-Family Dwelling, Detached (Zero Lot Line Option)				R*	R*	R*	R*	R*					R*			R*	
Temporary Family Health Care Structure	R*	R*	R*	R*	R*	R*	R*	R*					R*			R*	
Townhouse			S*		S*	R*	R*	R*					S*			S*	
Two-Family Dwelling (Duplex)			R*		R*	R*	R*	R*		R*	R*		R*			R*	
<b>Civic Uses</b>																	
Administrative Services	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Animal Shelter	S*	S*	S*								S*	S*	S*	S*	S*	S*	
Camps	S*	S*	S*														R*
Cemetery	S*	S*	S*	S*	S*	S*	S*			S*	S*		S*			S*	
Civic Clubs			R*					R*		R*	R*	R*	R*			R*	
Community Dock	S*	S*		S*	S*			S*					S*				

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Community Recreation	R*	R*	R*	R*	R*	R*	R*	R*	R*			R*	R*			R*	
Correctional Facilities	S																
Crisis Center	R	R	R	R	R	R	R	R		R	R	R	R			R	
Cultural Services	S	S	R	S	S	S	S	S		R	R	R	R	R	R	R	R
Day Care Center	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	R*	R*	R*	R*	
Educational Facilities, College/University			R*					R*		R*	R*	R*	R*			R*	
Educational Facilities, Primary/Secondary	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	R*	R*	R*	R*	
Family Day Care Home	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*	
Guidance Services			R							R	R	R	R			R	
Halfway House			S								S		S			S	
Home for Adults		S	S					S		S	S	S	S			S	
Life Care Facility			S					S		S	S		S			S	
Nursing Home			S					S		S	S		S			S	
Park and Ride Facility	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*	
Post Office	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R	R
Public Assembly	S		S					S		S	R	S	S			S	R

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Public Maintenance and Service Facility	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R	R*
Public Parks and Recreational Areas	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*	R*
Religious Assembly	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	S*	S*	S*	R*
Safety Services, Private	S*	S*	R*	S*	S*	S*	S*	R*		R*	R*	R*	S*	R*	R*	S*	R*
Safety Services, Public	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Utility Services, Major	S*	S*	S*	S*	S*	S*	S*	S*		S*	S*	S*	S*	R*	R*	S*	
Utility Services, Minor	R	R	R	R	R	R	R	R		R	R	R	R	R	R	R	R
<b>Office Uses</b>																	
Clinic	S*	S*	S*					R*		R*	R*	R*	R*			R*	
Financial Institutions			R*					R*		R*	R*	R*	R*	R*	R*	R*	R*
General Office			R*					R*		R*	R*	R*	R*	R*	R*	R*	R*
Laboratories			S					S		S	R	S	S	R	R	R	
Medical Office	S*	S*	R*					R*		R*	R*	R*	R*	R*	R*	R*	
<b>Commercial Uses</b>																	
Adult Entertainment											S*						
Agricultural Services	R*	R*	R*					S*			R*	S*	R*		R*	R*	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Antique Shops		S*	R*					R*			R*		R*			R*	R*
Auction House	R	R	R								R		R				
Automobile Dealership											R*		R*			R*	
Automobile Graveyard															S		
Automobile Parts/Supply, Retail			S*								R*	S*	R*			R*	
Automobile Repair Services, Major											S*	S*	S*	R*	R*	S*	
Automobile Repair Services, Minor			S*								R*		R*	R*	R*	R*	R*
Automobile Rental/Leasing			S								R		R			R	S
Bed and Breakfast	R*	R*	R*	S*	S*	S*	S*	S*		S*	R*	S*	S*			S*	
Boarding House			S		S	R	R	S			R		S			S	
Business or Trade Schools			R					R		R	R		R	R	R	R	
Business Support Services			R					R		R	R		R	R	R	R	R*
Campgrounds	S*	S*	S*					S*			S*		S*			S*	R*
Carwash			S*					S*			R*	R*	R*			S*	
Commercial Indoor Amusement			S					S			R	S	R	S	S	R	R

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Commercial Indoor Entertainment			S					S			R	S	R	R	R	R	R
Commercial Indoor Sports and Recreation			S					S		S	R	S	S	S	S	S	R
Commercial Outdoor Entertainment			S					S			R		S	S	S	S	R
Commercial Outdoor Sports and Recreation			S					S		S	S		S	S	S	S	R
Communications Services			S							R	R		R	R	R	R	R
Conference Center	S*	S*	R*							R*	R*						
Construction Sales and Services			S*								R*	S*	R*	R*	R*	R*	
Consumer Repair Services			R					R			R	R	R	R	R	R	
Convenience Store			S*					R*			R*	R*	R*	R*	R*	R*	R*
Dance Hall			S					S			S		S			S	
Equipment Sales and Rental			S*								S*		S*		R*	R*	S*
Flea Market	S		R								R			R	R		
Food Truck			R*					R*		R*	R*	R*	R*	R*	R*	R*	R*
Funeral Service			R					R		R	R		R			R	



USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Garden Center	R*	R*	R*								R*	S*	R*	R*	R*	R*	
Gasoline Station			S*					R*			R*	S*	S*	R*	R*	S*	R*
General Store	R*	R*															
General Store with Fuel Sales	S	S															
Golf Course	S*	S*			S*	S*	S*	R*					R*			R*	R*
Hospital			R					R			R		R			R	
Hotel/Motel/ Motor Lodge			R					R			R		R	R	R	R	R
Hotel/Motel/ Motor Lodge, Extended Stay			R					R			R		R	R	R	R	R
Kennel, Commercial	R*	S*	S*					S*			R*	S*	R*	R*	R*	R*	
Landscaping and Lawn Care Services			S*								R*	S*	R*	R*	R*	R*	
Laundry											R		R	R	R	R	
Manufactured Home Sales			S*								R*		S*	R*	R*	R*	
Marina		S						S		S	S		R				R
Meeting Hall	S*	S*	R*	S*	S*			S*		R*	R*		R*				
Microbrewery											R		R	R	R	R	
Mini-warehouse											R*		R*	R*	R*	R*	
Pawn Shop											R	S	R	R	R	R	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Personal Improvement Services			R					R		R	R		R	R	R	R	
Personal Services			R					R		R	R	R	R	R	R	R	
Recreational Vehicle Sales and Services			S*								R*		R*	R*	R*	R*	
Restaurant, Drive-in and Fast-Food			S*					R*		S*	R*	S*	R*	R*	R*	R*	R*
Restaurant, Family			R*					R*			R*	R*	R*			R*	R*
Restaurant, General			R*					R*			R*		R*			R*	R
Retail Sales			R					R		S	R	R	R	R	R	R	R*
Studio, Fine Arts			R					R		R	R	R	R	R	R	R	R
Surplus Sales											R		S	R	R	S	
Tattoo Parlor											R		R				
Truck Stop			S*								S*		S*	S*	S*	S*	
Veterinary Hospital/Clinic	R	R	R					R		R	R	R	R	R	R	R	
<b>Industrial Uses</b>																	
Asphalt Plant															S*	S*	
Composting	R*	R*												R*	R*	R*	
Construction Yards	S*		S*								R*	R*	R*	R*	R*	R*	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Custom Manufacturing	R*	S*	R*					S*		R*	R*	S*	R*	R*	R*	R*	
Industry, Type I			R					S			S		S	R	R	R	
Industry, Type II														S	R	S	
Industry, Type III															S	S	
Landfill, Sanitary	S													S	S	S	
Meat Packing and Related Industries															S	S	
Railroad Facilities															R	R	
Recycling Centers and Stations	S*	S*	S*								S*	S*	S*	S*	R*	S*	
Resource Extraction	S*	S*												S*	S*	S*	
Scrap and Salvage Yards															S*	S*	
Transfer Stations	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	S*	
Transportation Terminal			S								S		S	R	R	S	
Truck Terminal														R	R	R	
Warehouse and Distribution													R	R	R	R	

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP	
Winery	S*	S*	S*										R*	R*	R*	R*		
<b>Miscellaneous Uses</b>																		
Amateur Radio Tower	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	
Archery Range, outdoor	R*	R*	R*															
Aviation Facilities, General													S	S	S	S		
Aviation Facilities, Private	S*	S*	S*					S*					S*	S*	S*	S*		
Broadcasting Tower, Radio	S*		S*							S*	S*			S*	S*			
Outdoor Gatherings	R*	R*	R*	R*	R*	R*	R*	R*		R*	R*	R*	R*	R*	R*	R*	R*	
Parking Facility			S*					S*		R*	R*		R*	R*	R*	R*		
Shooting Range, Outdoor	S*	S*												S*				
Transportation Terminal																	R*	
Wind Energy System, Small	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*
Wireless Communication Facility, Class 1	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
Wireless Communication Facility, Class 2	R*	R*	R*	S*	S*	S*	S*	S*	S*	R*	R*	R*	R*	R*	R*	R*	
Wireless Communication Facility, Class 3	R*	R*	R*							S*	S*	S*	S*	S*	S*	S*	S*
Wireless Communication Facility, Class 4	R*	R*	R*							S*	S*	S*	S*	S*	S*	S*	S*

(Ord. of 7-9-2001; Ord. of 2-26-2001, App. A; Ord. of 2-11-2002; Ord. of 3-7-2005; Ord. No. O-0307-64, 3-26-2007; Ord. No. O-0707-169, 7-23-2007; Ord. No. O-0508-111(R), 5-27-2008; Ord. No. O-0508-112(R), 5-27-2008; Ord. No. O-1108-241, 11-12-2008; Ord. No. O-1108-242, 11-12-2008; Ord. No. O-0211-32(R), 2-28-2011; Ord. No. O-0911-139, 9-26-2011; Ord. No. O-0312-28, 5-26-2012; Ord. No. O-0213-024, pt. II, 2-25-2013; Ord. No. O-0413-042, pts. I—VII, 4-22-2013; Ord. of 6-10-2013, pts. III, V; Ord. No. O0713-087, pt. III, 7-22-2013; Ord. No. O-120814-02, pt. II, 12-8-2014; Ord. No. O-051115-05, pt. I, 5-11-2015; Ord. No. O-071315-08, pt. II, 7-13-2015; Ord. No. O-032816-03, pt. I, 3-28-2016; Ord. No. O-061316-09, 6-13-2016; Ord. No. O-032717-05, pt. II, 3/27/2017; Ord. No. O07231808, pt. II, 7-23-2018; Ord. No. O042219-04, pt. V, 4-22-2019; Ord. No. O-042621-06, Pt. V, 04-26-2021)




# 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:** September 10, 2021

**SUBJECT:** Text Amendment Application #TA21-0004- "Hotel/Motel/Motor Lodge" use

The Board of Supervisors initiated a resolution instructing staff to work on an ordinance to incorporate non-transient occupancy into the "Hotel/Motel/Motor Lodge" use on July 26, 2021 (see enclosed resolution). The Division of Planning presented a draft ordinance to the Planning Commission for consideration on August 17, 2021. The draft ordinance recommended the following amendments to the Zoning Ordinance:

1. Amend definition of "Hotel/Motel/Motor Lodge" to include non-transient occupancy (stays longer than 30 days).
2. Amend commercial use "Hotel/Motel/Motor Lodge" from a use by right ("R") in the AV (Agricultural Village Center), PRD (Planned Residential Development), C-2 (General Commercial), PCD (Planning Commercial Development), I-1 (Low Intensity Industrial), I-2 High Intensity Industrial), and PID (Planning Industrial Development) zoning district to a use by right with more stringent standards specified in Article IV ("R\*") in the Permitted Use table.
3. Add general standards in Article IV for "Hotel/Motel/Motor Lodge" use:
  - a. Require a special use permit for any "Hotel/Motel/Motor Lodge" with non-transient occupancy.
  - b. Special use permit application shall specify the amount of units for non-transient occupancy.
  - c. Require the owner/operator to keep records of all guests and their length of stay each calendar year. This information can be requested by the zoning administrator in order to ensure compliance with use general standards.

After reviewing the draft ordinance, the Planning Commission voted 4-0 to move the ordinance to a public hearing with no changes to what was presented by the Division of Planning.

Staff looks forward to discussing the proposed text amendment during the scheduled public hearing on September 21, 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](mailto:jmitchell@bedfordcountyva.gov)).

Enclosures:

Resolution #R 072621-04 (Zoning Ordinance Text Amendment Initiating Resolution)  
Draft "Hotel/Motel/Motor Lodge" Ordinance



At a regular meeting of the Board of Supervisors of the County of Bedford, Virginia held at the Bedford County Administration Building on the July 26, 2021, beginning at 7:00 pm:

<u>MEMBERS:</u>	<u>VOTE:</u>
Tommy W. Scott, Chair	Yes
Tammy Parker, Vice-Chair	Yes
Mickey Johnson	Yes
Edgar Tuck	Yes
Charla Bansley	Yes
John Sharp	Yes
Bob Davis	Yes

On motion of Supervisor Sharp, which carried by a vote of 7-0, the following was adopted:

**A RESOLUTION**

**INITIATING AN AMENDMENT TO THE BEDFORD COUNTY ZONING ORDINANCE  
TO REMOVE “HOTEL/MOTEL/MOTOR LODGE, EXTENDED STAY” USE**

**WHEREAS**, the regulations of the Bedford County Zoning Ordinance are designed to achieve the general purposes of promoting the public health, safety, convenience, and general welfare; and

**WHEREAS**, the Board of Supervisors understands that the social, economic, and physical development characteristics of Bedford County are not permanent but dynamic conditions; and that the zoning ordinance must be periodically examined and amended to respond to these changing community conditions; and

**NOW, THEREFORE, BE IT RESOLVED**, that in the furtherance of promoting the public necessity, convenience, general welfare, and for good zoning practice the Bedford County Board of Supervisors hereby initiates an amendment to the regulations of the Bedford County Zoning Ordinance as follows:

That **Section 30-28, Definitions**, be amended to remove the definition for “*Hotel/Motel/Motor Lodge, Extended Stay*”:

~~*Hotel/motel/motor lodge, extended stay:* A building or buildings containing six or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time for individuals who have their domicile established at another permanent residence. Each room shall contain, at a minimum,~~

~~accommodations for sleeping, a bathroom, and a kitchen equipped with a refrigerator, built in cooking facilities, microwave, sink, cooking utensils, dishes, and cutlery.~~

That **Section 30-79-2, Permitted Use Table**, be amended to remove “*Hotel/Motel/Motor Lodge, Extended Stay*” as a permissible Commercial use:

Sec. 30-79-2 Permitted Uses Table

Permitted uses by district shall be as shown in the following table where:

"R" Indicates a use by right

"S" Indicates a special use

"\*" Indicates more stringent standards as specified in article IV

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
<b>Commercial Uses</b>																	
<del>Hotel/Motel/Motor Lodge, Extended Stay</del>			R					R		R			R	R	R	R	R

That “*Hotel/Motel/Motor Lodge*” *use* be amended to include extended stay accommodations.

**AND BE IT FURTHER RESOLVED**, that the proposed amendment be referred to the Planning Commission for review and recommendation to be forwarded to the Board of Supervisors for final consideration and action in accordance with all procedural and public notification requirements as prescribed by local ordinance and state statute.

A Copy-Teste:

Robert Hiss  
County Administrator



**Zoning Ordinance  
 “Hotel/Motel/Motor Lodge” use  
 August 2021**

That **Section 30-28, Definitions**, be amended to remove “primarily for the elderly” from the Home for Adults definition:

Sec. 30-28. - Definitions

*Hotel/Motel/Motor Lodge:* A building or group of attached or detached buildings containing lodging units for monetary compensation by transients for the day, week, or month and/or non-transients for more than a month. Such uses shall include a lobby, clerk’s desk or counter and facilities for registration and keeping records relating to guests. In addition, such uses should contain or provide one (1) of more of the following: ice/vending/snack machines, gift or other personal service-type shops, fitness/workout room, outdoor recreation amenities, meeting/conference rooms, maid/cleaning services, restaurant, and laundry facilities.

That **Section 30-79, Permitted Use Table**, be amended to change Hotel/Motel/Motor Lodge use in the AV, PRD, C-2, PCD, I-1, I-2, and PID zoning district from a by-right use (R) to a by-right use with more stringent standards as specified in article iv (R\*):

Sec. 30-79. - Permitted uses by district.

*Sec. 30-79-2. Permitted use table.*

Permitted uses by district shall be as shown in the following table where:

"R" Indicates a use by right

"S" Indicates a special use

"\*\*" Indicates more stringent standards as specified in article IV

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
<b>Miscellaneous Uses</b>																	
Hotel/Motel/Motor Lodge			R*					R*			R*		R*	R*	R*	R*	

That **Section 30-85-29, Hotel/Motel/Motor Lodge**, be added to the ordinance to provide general standards for the “Hotel/Motel/Motor Lodge” use:

*Sec. 30-85-29. Hotel/Motel/Motor Lodge*

- (a) (1) The owner/operator shall keep records of all guest and their length of stay for each calendar year. At the request of the zoning administrator, the records shall be provided to ensure compliance with the zoning ordinance.
- (b) Non-Transient Unit Requirements
  - (1) Hotel/Motel/Motor lodge uses that will provide for non-transient lodging shall require approval of a special use permit prior to submittal of the site plan.
  - (2) The applicant shall designate the amount of units within a building(s) for non-transient occupancy when applying for the special use permit.




# COUNTY OF BEDFORD, VIRGINIA

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

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## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

**TO:** Planning Commission

**FROM:** Jordan Mitchell, Director 

**DATE:** September 12, 2021

**SUBJECT:** Utility Scale Solar Energy Facility – Ordinance Discussion

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At the regular meeting on August 17, 2021, the Planning Commission voted to restart discussions on drafting a solar ordinance. Staff held meetings with an adjoining locality and performed additional research on the solar farms relating to the difficulties that a locality may experience during the construction process for mitigated.

The following questions need to be considered by the Planning Commission to provide guidance for a revision to the draft ordinance:

- 1) Bonding for roadway construction damage.
- 2) Hiring a consulting firm to review applications and perform all Erosion and Sediment Control inspections at the cost of the developer.
- 3) Develop a siting agreement that the developer must agree to prior to application submittal.
- 4) A limitation on the size of the facility (acreage or other method).
- 5) Limitation on amount of disturbance at one time.
- 6) Type of solar panels to be used (limitation on Fixed Tilt/Tracker or a combination of both)
- 7) Limit hours of construction beyond hours of County Noise Ordinance.

In addition to the questions above, staff has enclosed the draft ordinance for discussion purposes. Specific sections of the draft ordinance have been highlighted for discussion and probable amendment.

Staff looks forward to discussing this use with the Planning Commission on September 21, 2021. If you have any questions or concerns prior to your regular meeting, please contact me at (540) 586-7616 or [jmitchell@bedfordcountyva.gov](mailto:jmitchell@bedfordcountyva.gov).

Enclosure

**Zoning Ordinance Text Amendment Draft  
 “Utility Scale Solar Energy Facility” Use  
 (For 9/21/2021 Planning Commission meeting)**

That **Section 30-28, Definitions**, be amended to include a new definition of a “Utility Scale Solar Energy Facility”:

*Utility scale solar energy facility:* An electric generating system which operates as a principal use (primary or secondary) of the property and is used to produce power for consumption by offsite users, consisting of one or more photovoltaic panels, support structures and associated control, conversion and transmission hardware.

That **Section 30-79, Permitted Use Table**, be amended to permit a “Utility Scale Solar Energy Facility” use in the AP, AV, PCD, and PID zoning districts by Special Use with more stringent standards as specified in Article IV under Miscellaneous Uses:

Sec. 30-79. - Permitted uses by district.

Sec. 30-79-2. *Permitted use table.*

Permitted uses by district shall be as shown in the following table where:

"R" Indicates a use by right

"S" Indicates a special use

"\*\*" Indicates more stringent standards as specified in article IV

USES	AP	AR	AV	R-1	R-2	R-3	R-4	PRD	RMH	C-1	C-2	NC	PCD	I-1	I-2	PID	EP
<b>Miscellaneous Uses</b>																	
Utility Scale Solar Energy Facility	S*		S*										S*			S*	

That **Section 30-87, Miscellaneous Uses**, be amended to add Section 30-87-11 for Use and Design standards for a “Utility Scale Solar Energy Facility” use:

Sec. 30-87-11. *Utility Scale Solar Energy Facility*

(a) General Standards:

- 1) Submittal of a project narrative identifying the following:
  - i. The applicant, facility owner, site owner, and operator, if known at the time of application.
  - ii. Description of the proposed utility scale solar generation including an overview of the project and its location; the size of the site and the project area; the current use of the site;

- permanent storm water facilities; the estimated time for construction and proposed date for commencement of operations.
- iii. The planned maximum rated capacity of the facility; the approximate number, representative types and expected footprint of solar equipment to be constructed, including, without limitation, photovoltaic panels; ancillary facilities, if applicable
  - iv. Transmission (how and where) of the electricity generated at the facility, including the location of the proposed electric grid interconnection.
- 2) The project area shall be setback 150 feet from all property lines (excluding property lines that are in common ownership of the applicant or land owner) and public right-of-ways.
  - 3) All structures associated with the utility scale solar facility (excluding utility poles and interconnection to an overhead electric utility grid that meets State Corporation Commission requirements) shall be limited to a maximum height of 20 feet above ground level (AGL)
  - 4) A security fencing plan shall be submitted for review. The plan shall include the following:
    - i. A security fencing that is not less than six (6) feet in height with an anti-climbing device (ex. Barbed wire) at the top of the fence.
    - ii. Location of the fencing shall be on the interior of the vegetative buffer in order to screen the fencing from view.
  - 5) A vegetative buffering plan shall be submitted for review. The plan shall include the following:
    - i. Detailed list of the materials used, plant species, and the height and size at planting and maturity.
    - ii. A schematic/visual representation as to what the buffering shall look like at planting and at maturity with security fencing.
    - iii. Buffer area must be under the control of the facility owner.
  - 6) In order to ensure that the facility is maintained properly, a facility management plan shall be required at the time of submittal that outlines the yearly maintenance operation for the facility that includes invasive plant/weed growth management. A yearly report shall be due to the Zoning Administrator on the first of each calendar year detailing the maintenance operations at the facility.
  - 7) Lighting at the facility shall be the minimum required for security purposes. All lighting shall be directed downward with full cutoff lighting fixtures.
  - 8) Virginia Department of Transportation approved trucking routes to facility.

- 9) A parking area at the facility for trucks and other visitors when the facility is not accessible.
- 10) Entrances to site shall be constructed with pavement or other approved dustless surface that is no less than 100 feet in length.
- 11) A decommissioning plan shall be included with the anticipated life of the project/facility, estimated cost of decommission and how the estimate was determined, and how the project/facility will be decommissioned.
- 12) A bond that meets the requirements of §15.2-2241.2 of the Code of Virginia for review prior to site plan approval. This bond is subject to review every five (5) years or upon reasonable notice from the County of issues with the facility owner or bonding agency.

(b) Erosion and Sediment Control Measures

- 1) Disturbance shall be phased with no more than 50 acres of disturbance at one time. Prior to moving to another phase of a grading plan, the area from the previous phase must be permanently stabilized.
- 2) A wash station shall be required at an approved location on site plan/grading plan.
- 3) Stormwater sediment basins and traps shall be designed for twice the volume required by Virginia Erosion and Sediment Control handbook. Additionally, the use of sediment basin skimmers are a requirement.
- 4) Third party inspections of erosion and sediment control measures are required at the cost of the facility owner. Whom the facility owner chooses to perform third party inspections shall be approved by the Erosion and Sediment Control Administrator.

(c) Decommission

- 1) When a Utility Scale Solar Energy Facility is scheduled to end or be abandoned, the facility owner shall notify the Zoning Administrator and County Attorney (in writing) at least six (6) months prior to ceasing operations. This notification shall include a schedule for implementation of the decommissioning plan.
- 2) If for one (1) continuous year the facility is not in operation or if the decommissioning plan fails to progress in a timely manner, the Board of Supervisors may take any action necessary (including, but not limited to, use of the decommission bond, or injunctive relief from a court of competent jurisdiction) to compel the physical removal of the solar energy project in compliance with the decommissioning plan after notice is given to the facility owner by certified mail. The facility owner shall have thirty (30) days from the date of the letter to provide a written explanation of the inactivity and to request a delay in action by the Board of Supervisors.




# COUNTY OF BEDFORD, VIRGINIA

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

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## DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

**TO:** Planning Commission

**FROM:** Jordan Mitchell, Director 

**DATE:** September 10, 2021

**SUBJECT:** 2030 Comprehensive Plan Update - Chapter 9 *Land Use* (Public Meeting Discussion)

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Please find Chapter 9 *Land Use* attached for your reference purposes for discussion and consideration of amendments to the Chapter. In order to interact with citizens and discuss the Comprehensive Plan update, staff has scheduled three (3) public meetings:

- October 5, 2021 – Moneta Library 5:30-8pm
- October 12, 2021 – Forest Library 5:30-8pm
- November 30, 2021 – Montvale Library 5:30-8pm

We are still looking to schedule a location in the northern part of the County for the first week in November. I will update you on that at your next regular meeting.

We will get a survey on the County website with some basic questions for citizens to determine what the Community's goals are in order to guide future growth in the County. Staff has provided a few basic questions below with the need to add 3-4 additional questions related to transportation, higher density development patterns, and utility scale solar:

- The Bedford County 2030 Comprehensive Plan vision statement is "A better community, built one generation at a time". What can we change or improve to achieve an optimal development pattern over the next 20 years?
- Preservation of agricultural land and the rural landscape of the County has been a top priority for citizens. What changes can the County make to meet this priority?

Staff looks forward to this discussion with the Planning Commission on September 21, 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](mailto:jmitchell@bedfordcountyva.gov)).

Enclosure:  
Chapter 9 *Land Use*

# *Chapter Nine*

## **Land Use**

### **Goal and Intent**

*An orderly, efficient, and compatible growth and land use pattern that is sensitive to the natural environment*

The County is committed to preserving its rural charm, ensuring that new development enhances the quality of life and maintains the cultural integrity of the community. The County seeks an appropriate balance between individual property rights and the community's goals. It is vital that growth be guided appropriately to ensure that adequate public services are provided and that all citizens have access to diverse housing options and gainful employment.

The County is committed to mixed-land uses, where appropriate, that provide access to necessary services while supporting environmental sensitivity. As with all development, private choices affect public policy concerning intersecting land uses, public facilities and services, transportation loads, and environmental protection. Conversely, public policy affects housing and business location and costs through the provision of utilities, zoning, subdivision regulations, and building codes. The guidance of future land use must be well aware of all of these factors and create an appropriate balance.

### **Background and Findings**

Bedford County consists of approximately 767.5 square miles in the west-central portion of Virginia known as the Piedmont Plateau. The County is 100 miles west of Richmond, and less than 200 miles southwest of Washington, DC. The County's boundaries consist of the Blue Ridge Mountains on the north and west, the James River on the northeast and Smith Mountain Lake on the south. The area has a rolling to hilly terrain, with elevations from a low of 400 feet above sea level, to a high of 4,200 feet. The Town of Bedford is located in the heart of the County and covers an area of 8.7 square miles. Bedford County is part of the Lynchburg Metropolitan Statistical Area (MSA), commonly known as Region 2000.

#### *Agriculture and Forest Resources*

Bedford County has a rich land resource. Fertile soils sustain a large agricultural sector. Rolling hills and lush forests provide aesthetically pleasing locations for home sites and the Blue Ridge Mountains provide the County with a spectacular backdrop for the rural setting.

Farming continues to be a major business in Bedford County with approximately 43 percent of the County categorized as farms by the US Census of Agriculture (Table 9.1). However, the same figure showing the sustaining acreage in farming shows the aging of the farmer involved in this activity. If this trend continues, it is unlikely that the number of farms (and farmers) will continue to grow or even remain constant unless farming becomes more attractive to the emerging workforce age citizens.



**Table 9.1**  
**Number of Farms, Acreage, and**  
**Age of Farmers in Bedford County**

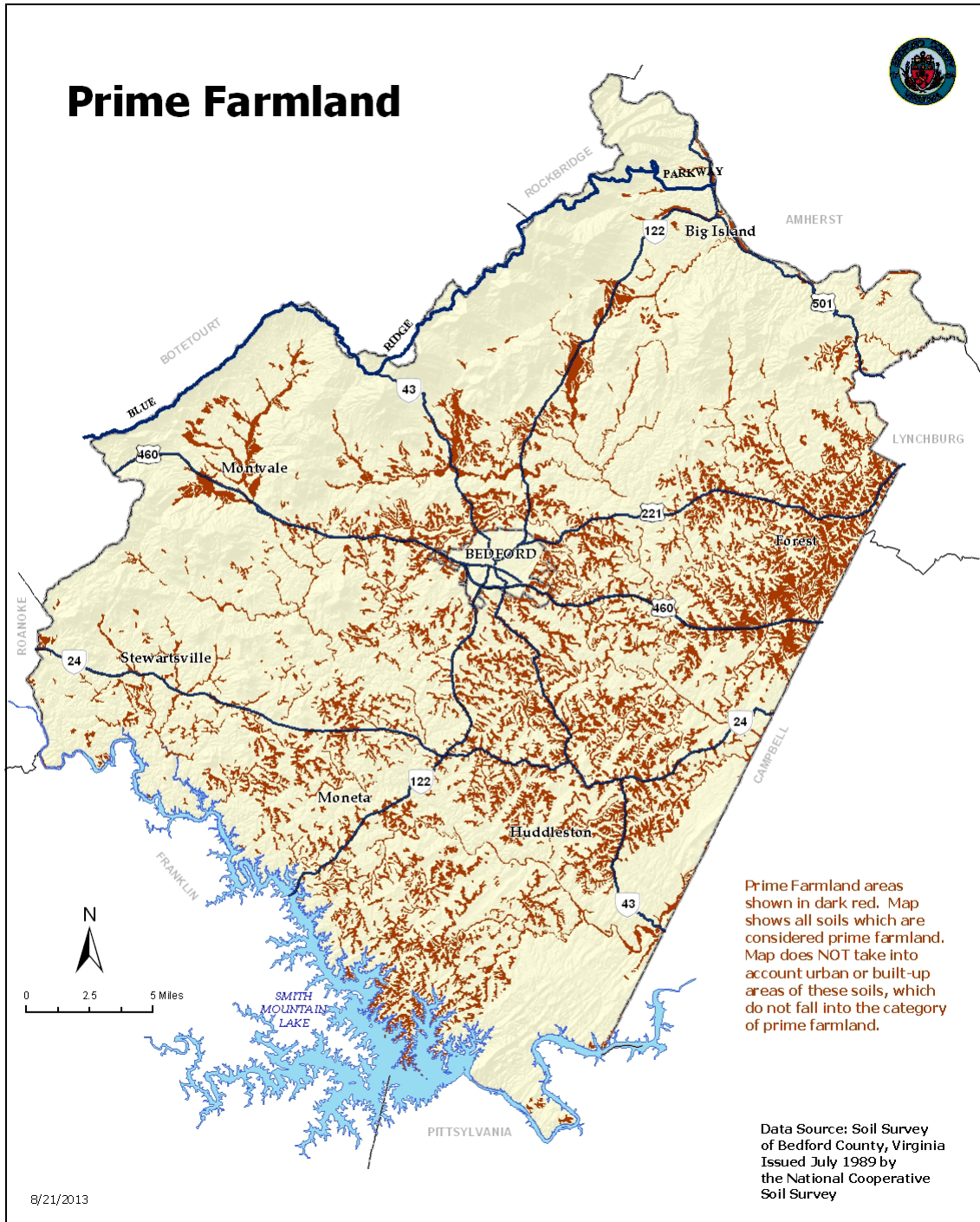
Subject	1992	1997	2002	2007
<b>Total Number of Farms</b>	1,227	1,198	1,289	1,428
Farms by size:				
1 to 9 acres	43	53	44	102
10 to 49 acres	260	275	345	408
50 to 179 acres	588	535	544	574
180 to 499 acres	266	262	295	274
500 to 999 acres	57	64	49	50
1,000 acres or more	13	9	12	20
Land in Farms (acres)	200,507	194,946	199,244	212,237
Average Size of Farm (acres)	163	163	155	149
Average Farmer Age	57	58	59	59

*Source: U.S.D.A. National Agriculture Statistics Service – Census of Agriculture*

The County’s forest resources include approximately 276,000 acres of timberland and 12,474 acres of reserved timberland (Forest Statistics for Virginia, 2003). These forest resources are located in the Jefferson National Forest, Bourassa State Forest, and also scattered across the County in state and local government ownership.

Since 1997, the County has seen an increase in the number of farms with the average farm size decreasing during the same period. With the amount of land being used for farming on the rise, rural landscapes and natural resources that aid to create agricultural opportunities in this region are important assets to document and consider for land use purposes. The designation of prime farmland is one such documenting technique. The categories considered in identifying such land include soil type, slope of the geography and climate. Since Bedford’s climate is one that supports both seasonal horticultural pursuits and animal husbandry of many kinds, this factor applies favorably countywide. However, the slope of the land and the types of soils vary. Map 9.1 shows the areas in Bedford County with a slope of less than 6 percent and soil types that support agricultural production (see also Chapter 5 for discussion of Prime Farmland). As you can see from the map, these land types are also ideal for development of housing and other structural uses. The balance of these competing needs on similar land areas is an important consideration when developing land use guidance for any locality.

**Map 9.1  
Prime Farmland in Bedford County**



## **Natural Features and Landmarks**

Types of resources throughout the County include water features, mountains, farmland, wildlife habitat, and cultural landscapes. Determining where these resources are located is an important step toward understanding the appropriate development and protection of land in the County. There are innumerable significant natural and cultural resources throughout the County, and land use regulation must take into account the impact on adjacent uses and thus, on individual property rights. There are features and landmarks that are truly community resources that merit even greater weight when determining how surrounding lands will be regulated. Based on community-wide input and value, the following resources are listed for special land use consideration and protection.

### *Greenways and Blueways*

Greenways are linear stretches of open space that include recreational, cultural, and natural areas such as parks, trails, and other “green” spaces. Greenways typically follow natural or manmade features such as streams, railways, or roads and are used for transportation, education, recreation, and environmental protection, including protection of viewsheds. The designation of greenways promotes economic development, tourism, as well as increasing the beauty of neighborhoods and the value of surrounding properties. These corridors enhance the social and psychological well-being of citizens by providing them with enjoyable activities and settings in which to spend their leisure time. Greenways provide areas for hiking, biking, and picnicking and serve as automobile-free pathways connecting areas of interest. Conservation benefits are also derived from the preservation of greenway corridors through maintaining the integrity of scenic vistas and watersheds, protecting water quality in streams and underground aquifers, and preserving natural habitats and wildlife.



Blueways are navigable rivers and streams that provide water-based recreational opportunities for citizens. The James and Staunton Rivers follow west and east patterns as they leave their sources high up in the mountains and make their way along the edges of Bedford County. Classified as a 'navigable waterway' by the US Coast Guard, Smith Mountain Lake and its 500 miles of shoreline is the County's southern border, is a significant blueway.

These corridors enhance the social and psychological well being of citizens by providing them with enjoyable activities and settings in which to spend their leisure time. The development and use of the greenways and blueways system is an outgrowth of community interest in conservation of natural resources, exercise and outdoor recreation, and viable alternatives to motorized transportation. More information about greenways and blueways, including specific projects for their development, can be found in the Natural Environment section of this Plan.

Bedford County participated in the development of *the Region 2000 Greenways, Blueways, and Trails Plan* that was approved in November 2010. The plan was created to guide development of a system of linked trails, river and park connections within the Region 2000 area. The goals of this interconnected regional system include:

- Enhance natural and cultural areas
- Expand the alternative transportation network
- Increase access to recreation, exercise, and healthy lifestyle options

#### *The Appalachian Trail (AT) and Blue Ridge Parkway*

The Appalachian Trail is one of the nation's premier trail corridors and approximately 50 miles of it snakes along the western edge of Bedford and Amherst Counties. The Blue Ridge Parkway, like the AT is a major tourist destination that traverses the northwestern section of the County, annually bringing



thousands of tourists to the area. Though the County does not own, regulate or operate these resources, their impact on the economy and natural environment of the County must be factored into development in and around these resources.



#### *Bicycle Trails & Roadway Network*

The *Region 2000 Bicycle Plan* was developed to create an alternative transportation network that supports bicycling as a safe and viable transportation option. The bicycle network outlined in the plan would provide the community of Bedford County and the region with an alternative means of safe transportation to community destination points (Thomas Jefferson’s Poplar Forest, Sedalia Center, etc.).

#### *Peaks of Otter*

Located on the northern edge of Route 43 – one of the County’s Scenic Byways – and on the Blue Ridge Parkway, overlooking nearly all of Bedford County, the



Peaks may be the County's most dominant and popular viewshed, and as such attracts thousands of area visitors and tourists from all over the country. With overnight and restaurant facilities, the Peaks attraction is a source of tourism revenue for the County.

#### *Smith Mountain Lake and Leesville Lake*

As the southern border of the County and equidistant from Lynchburg to the northeast and Roanoke to the northwest, approximately 45 percent of Smith Mountain Lake's 500 miles of shoreline is in Bedford County and 45 percent in neighboring Franklin County, the remainder in Pittsylvania County. A small portion of the much smaller Leesville Lake is in Bedford County and remains largely undeveloped.

Since its construction amid forests and farmland in 1963 by American Electric Power, Smith Mountain Lake has since about 1990 has become one of the fastest growing residential segment of the County, its attraction being a large, clean and deep body of water with mountain views.

Smith Mountain Lake is also a growing tourist attraction for boaters, swimmers and fishermen, while also serving as a principal source of drinking water for Bedford and Franklin Counties. The



County is challenged with balancing the Lake's development potential with protection of its natural rural character and clean water.

#### *The D-Day Memorial*

Bedford is the site for the National D-Day Memorial. The County was chosen as this site due to the unfortunate distinction of being the community that sustained the highest per capita loss of lives during the WWII invasion at Normandy.

#### *Thomas Jefferson's Retreat in the Poplar Forest*

This facility was the second home and retreat of the famous statesman, President Thomas Jefferson. The eight-sided house begun by Jefferson in 1806 took 20 years to construct, is designated as a National Historic Site and annually attracts hundreds of visitors.

## **Future Land Use Designations**

The Future Land Use Map (FLUM) is designed to guide future development of the County according to the goals and objectives laid out in the Comprehensive Plan. This is not a zoning map nor does it represent specific or detailed land uses today or into the future. The map is a broad-brush visual representation of the best understanding of the goals of the citizens as they apply to the use and protection of land resources of the County. The following definitions give context to the map included as an appendix to this document.

### *Agricultural/ Natural Resource Stewardship Areas*

High resource value areas based on soil types, environmental sensitivity, or other unique land characteristics. Includes areas that are preserved from development through public or private conservation efforts. Clustering of housing units is supported in this district. The continued practice of land use assessment taxation is also considered a vital component in the conservation efforts of these areas.

### *Rural Residential*

Small clusters of residential units with some low intensity agricultural uses. These areas are intended to preserve open spaces and the agricultural landscape while allowing clustered residential development that minimizes impervious surfaces across properties.

### *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.

### *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.

### *Commercial/Light Industrial*

Areas that include a mixture of commercial and light industrial uses. These areas are located adjacent to commercial and/or light industrial uses near major transportation facilities and access to all major utilities.

### *Industrial*

Areas designated for manufacturing, fabricating, commercial and agricultural processing and other land uses which are often water intensive and generally characterized as having a greater impact on the surrounding land uses and the environment.

### *Mixed Use*

Areas with a mixture of residential, commercial, light industrial and civic uses located along major transportation corridors. Intention of these areas is to provide convenient services for neighborhoods and prevent strip development and multiple access points along major and secondary transportation corridors.

### *Parks and Open Space*

Public recreational spaces and dedicated public or private open space. Includes property desired by the County to be held in open space or recreational uses now and into the future.

## **Determining Factors**

- Citizens of the County are strongly committed to maintaining agricultural areas and protecting the natural environment within and around the County.
- The County supports community center development in appropriate locations that provide housing, jobs, and community services to area residents.
- 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.
- The protection of quality groundwater in the County is a high priority for residents.
- Agricultural opportunities, scenic vistas and rural landscapes are an important asset to the County and merit special protection and preservation investment strategies.
- Protecting the natural environment through the regulation of development in mountaintops, foothills and steep slopes is a high priority of County residents.
- Areas that currently have developed lands and can support further development are primary targets for growth in housing, commercial, and industrial uses in the County.
- Preserving natural flora and fauna in the County is strongly supported by residents.
- The cost of providing services to residents must be factored into the overall costs of development for residential and commercial areas of the County so as to not unduly burden the tax liabilities of the general citizenry.
- Parks and other recreational areas are desired to be easily accessible to residents across the County.
- County residents desire high quality safety, emergency and human services and expect priority investment in necessary infrastructure to ensure future availability of services throughout the County.
- Attractive and well-designed housing development is an important value of the Bedford community.
- A large number of residents of the County out-commute to work, creating a bedroom community affect in some parts of the County.
- Coordination with the Town of Bedford and surrounding Counties is important to guiding appropriate development along these political boundaries that can be addressed through design standards, land use protections, and urban center concentration of development.



- Affordable housing that meets the federal guidelines of housing expenditures not exceeding 30 percent of gross income is an important criteria for new housing development in the County.
- Smith Mountain Lake is an important natural resource of the County and development impacts on this resource must be strongly considered.
- Development occurring in a planned district must be evaluated on the full cost impacts of each project along with projected revenues and resident benefits of the planned development.
- The County will continue to adhere to multiple review criteria outlined in Article I of the Zoning Ordinance related to need and justification, effects on properties and public services, and consistency in furthering the purposes of the County's Zoning Ordinance and planning program when evaluating and acting upon proposed amendments to the Zoning Ordinance.

## **Objectives and Strategies**

- 9.1 Future development directed to areas already or proposed to be served with adequate public facilities that is compatible with and sensitive to the natural environment
- 9A. Future Land Use Map.** Review on an annual basis for possible amendments taking into consideration the Budget, CIP, and other factors. Coordinate master plans for public facilities with the FLUM.
  - 9B. Capital Improvements Program.** Develop a Capital Improvements Program (CIP) that identifies and funds future service needs in areas designated for development.
  - 9C. Service Areas.** Clarify in the Comprehensive Plan, Water & Sewer Master Plan, Zoning Ordinance, Subdivision Ordinance and BRWA guidelines, that agricultural and rural residential areas where utility lines cross to provide service to targeted development areas are not appropriate access points for these utilities.
  - 9D. Infill Development.** Encourage and develop incentives to have infill development take place in the County's growth areas.
  - 9E. Area Plans.** Develop Area Plans for mixed use areas on the FLUM including Big Island, Moneta, Goode, Glenwood, Stewartsville, and Montvale.
- 9.2 Preservation of farmland, forested land, open space, and rural character
- 9A. Future Land Use Map.**
  - 9C. Service Areas.**
  - 9D. Infill Development.**
  - 9F. Agricultural Economic Development.** Consider growth and preservation of agricultural and farm lands and natural areas as economic development opportunities, and develop plans and incentives for increasing agricultural economic development and eco-tourism.

- 9G. Zoning Ordinance Revisions.** Revise the Zoning Ordinance to address land use issues including, but not limited to, decreasing densities as indicated by the FLUM, allowing conservation subdivisions (clustering), allowing Low Impact Development (LID) concepts, preserving trees and existing vegetation in developments, and increasing landscaping and buffer standards.
    - 9H. Subdivision Ordinance Revisions.** Revise the Subdivision Ordinance to address land use issues including, but not limited to, promotion of conservation subdivisions and Low Impact Development (LID) concepts, and preserving trees and existing vegetation in developments.
    - 9I. Agricultural/Forestral Districts.** Support the development of Agricultural/Forestral districts throughout the County.
    - 9J. Land Use Assessment Taxation.** Continue the County’s Land Use Assessment Taxation program for agricultural, horticultural, forest or open space uses.
  
- 9.3 Well designed subdivisions, centers, and parks with a minimum impact on the environment
  - 9A. Future Land Use Map.**
  - 9B. Capital Improvements Program.**
  - 9D. Infill Development.**
  - 9G. Zoning Ordinance Revisions.**
  - 9H. Subdivision Ordinance Revisions.**
  
- 9.4 Commercial and industrial development compatible with existing and planned residential development
  - 9A. Future Land Use Map.**
  - 9E. Area Plans.**
  
- 9.5 Develop a process for each new development to pay its fair-share of the costs associated with the increased demand on existing public facilities and services
  - 9K. Impact Fees.** Research and evaluate potential impact fees using a per-unit fiscal impact of development in the County.
  - 9L. Fiscal Impact Analysis/Assessment.** Develop a Fiscal Impact Analysis/Assessment model to utilize in reviewing development proposals.
  
- 9.6 Plans and policies coordinated with the Town of Bedford and adjacent jurisdictions
  - 9A. Future Land Use Map.**
  - 9B. Capital Improvements Program.**
  - 9M. Regional Meetings.** Participate and/or conduct meetings with adjacent cities, towns, and counties on a regular basis.