

Craig Bryant, Mayor
Chris Witt, Vice Mayor
James Manspile
Marlon Rickman
Chris Petty



Buchanan Town Council
Monday, January 10, 2022
Regular Meeting 7:00 p.m.
Council Chambers
19753 Main Street
Buchanan, VA 24066

Conference call-in option: 701-802-5423 Access Code:3474425

AGENDA

A. SWEARING IN OF COUNCIL MEMBERS

B. ROLL CALL AND ESTABLISHMENT OF QUORUM

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG

E. CONSENT AGENDA

1. Financial Report December 2021
2. Approval of Unpaid Bills
3. Approval of Minutes for November 4, 2021 Work Session, and November 8, 2021 Regular Council Meeting.

F. AWARDS, RECOGNITIONS AND PRESENTATIONS

Proclamation for Gavin Price.

Proclamation for Aaron Petty.

Proclamation for Jackson Tyree.

G. CITIZEN COMMENTS AND PETITIONS REGARDING AGENDA ITEMS—

This time is reserved for comments and questions for issues listed on agenda.

Comment should be directed to Council.

H. NEW BUSINESS / ACTION ITEMS / PUBLIC HEARINGS

1. Public Hearing – Rezoning/Zoning Text Amendment
2. Consideration of Resolution R22-0110-01: Resolution Designating 19318 Main Street – Former Groendyk Properties (Parcels 65A-66 and 65A-68) as a Revitalization Area.
3. Consideration of Resolution R22-0110-02: A Resolution Authorizing Purchase of Electronic Equipment and Accessories for Council Chambers.
4. Verbal Approval to submit the PER by CHA to USDA.

I. COMMITTEE REPORTS

- a. Special Events/ Community Development
- b. Planning Commission
- c. Public Safety
- d. Public Works Committee

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J. CITIZEN COMMENTS AND PETITIONS REGARDING NON-AGENDA

ITEMS– This time is reserved for comments and questions for issues not listed on agenda. Comment should be directed to Council.

K. ADDITIONAL COMMENTS

L. UPCOMING MEETINGS AND EVENTS

- **Special Events Committee** – Wednesday, January 12, 2022 – 7:00pm
- **Town Holiday Martin Luther King Jr. Day** – Monday, January 17, 2022
- **Town Holiday Lee-Jackson Day** – Monday, January 21, 2022
- **Town Council Work Session** – Thursday, February 3, 2022 – 7:00pm
- **Planning Commission** – Monday, February 7, 2022 – 7:00 pm
- **Town Council Regular Meeting** – Monday, February 14, 2022 – 7:00pm
- **Town Holiday President's Day** – Town Hall Closed – Monday, February 21, 2022

M. CLOSED SESSION - CONTINUATION FROM JANUARY 6, 2022 WORK SESSION.

N. NEW BUSINESS RESULTING FROM CLOSED SESSION.

O. ADJOURNMENT



Gateway to the Shenandoah Valley

Town of Buchanan
Post Office Box 205
Buchanan, Virginia 24066

MEMORANDUM

To: Town of Buchanan Town Council

From: Susan McCulloch

Through: Planning Commission, Town of Buchanan

Date: January 10, 2022 Public Hearing

Subject: Staff Recommendation – Proposed Zoning Ordinance Amendments – Definition Addition of Mixed-Use Development, Addition of ATM by SUP and Mixed-Use by SUP to the Trade Zoning District and Rezoning of 19318 Main Street, Buchanan, VA 24066

At its regular meeting held on December 6, 2021 and then Public Hearing Date on January 4, 2022, Staff asked the Planning Commission discussed adding the definition of Mixed-Use Development to the Definition section of the Zoning Ordinance and add the use of Mixed-Use Development and ATM (drive up) to the Trade district as a special use permit for a proposed project. The use is not currently permissible in the Trade district, requiring an ordinance amendment. The use is new to the Zoning Ordinance. The ATM use is permitted in the Sec. 211. C – Commercial District, under B. Uses Permit, item 6., Banks and other financial institutions by-right. The language from that district was proposed to be added to the Trade district as follows:

Section 108. Definitions; Section C Definitions

Mixed-Use Development. A tract of land or structure developed to include two or more different uses, such as, but not limited to, residential, office, retail, ~~institutional~~, public, or entertainment. Such uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access. Mixed-use may describe uses occupying separate structures on the same site, or uses combined within a single structure.

The zoning district proposed change is in item C. Conditional/Special Use Permits in Section 207. Trade.

7. Mixed-Use Development

8. ATM (drive-up)



The last proposed change is a Rezoning request by the Town of Buchanan staff to rezone Tax Map number 65A-66, 19318 Main Street, Buchanan, VA 24066 from the Manufacturing Zoning designation to the Trade Designation.

Staff Recommendation: The very large buildings in Town, while few in number, would benefit from being in the Trade District and owners could pursue a mixed-use development to allow the highest and best use of underutilized properties. The former Hafleigh Button Factory would benefit from this rezoning and designation. In making its recommendation, the Commission considered the matters listed in Article I, section 102 – Purpose and Intent of the zoning ordinance. The request meets Items C and G.

On January 4, 2022, the Planning Commission held a duly advertised public hearing and voted unanimously (4-0), 1 absent to recommend the Town of Buchanan's Town Council approve this request.

Staff is recommending the Town of Buchanan Town Council strike "institutional" from the Mixed-Use Development definition and hold a duly advertised public hearing and then consider the request for approval.



Sec. 102. Purpose and Intent. This Zoning Ordinance, as adopted and amended, is for the general purpose of promoting the health, safety, and general welfare of the public, and to implement the Comprehensive Plan of the Town of Buchanan adopted pursuant to the provisions of Virginia Code § 15.2-2223, (1950), as amended. This Zoning Ordinance has been designed to give reasonable consideration to each of the following purposes, where applicable:

- A. To provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers;
- B. To reduce or prevent congestion in the public streets, while maintaining pedestrian access and safety;
- C. To facilitate the creation of a convenient, attractive, and harmonious community while preserving, protecting, and enhancing its small town character;
- D. To facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, flood protection, schools, parks, playgrounds, forests, recreational facilities, airports, and other public requirements;
- E. To protect against destruction of or encroachment upon historic areas;
- F. To protect against overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light or air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, panic, or other dangers;
- G. To encourage economic development that provides desirable employment and enlarges the tax base, while not detracting from the small town character; and
- H. To provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment;
- I. To protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities;



- J. To promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; and
- K. To provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard.

Proposed Zoning Text Amendment - Definition
December 2021

Lot, Frontage. That dimension of a lot or portion of a lot abutting on a street, excluding the side dimension of a corner lot.

Lot, Interior. A lot other than a corner lot.

Lot Lines. The lines bounding a lot as defined herein.

Manufactured Home. A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days.

Manufactured Home Park. Lots and parcels of land designed for the temporary or permanent parking and occupancy of two (2) or more manufactured homes used for human habitation. The location and operation of these parks are governed by the health laws of Botetourt County, and the Uniform Statewide Building Code.

Microbrewery. A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail, or wholesale, on- or off-premises, with a capacity of not more than fifteen thousand (15,000) barrels per year. The development may include other uses such as a restaurant as otherwise permitted in the zoning district.

Mixed-Use Development. A tract of land or structure developed to include two or more different uses, such as, but not limited to, residential, office, retail, ~~institutional~~, public, or entertainment. Such uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access. Mixed-use may describe uses occupying separate structures on the same site, or uses combined within a single structure.

Motel. Any building or buildings, combined or separated, used for the purpose of housing transient guests, each unit of which is provided with its own toilet, washroom, and off-street parking facility.

Nonconformance. A lawful condition of a structure or land which does not conform to the regulations of the district in which it is situated. This may include but is not limited to failure to conform to use, height, area, coverage or off-street parking requirements.

Nonconforming Use. A structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

Open-air Market. An outdoor market held on a regular basis, and at which groups of individual sellers offer goods, new or used, for sale to the public, and special outdoor events such as outdoor meetings, revivals, carnivals, picnics, and special outdoor entertainment which are not part of the property's normal use and which are not otherwise permitted on the site. Open-air market shall not include garage sales not held on a regular basis, outdoor display or sales

Town of Buchanan Proposed Zoning Text Amendment and Rezoning Request

Sec. 207. TR – Trade District

A. Intent. To establish and preserve a central business district convenient and attractive for a wide range of retail uses and businesses, government, and professional offices in a setting conducive to and safe for a high volume of pedestrian traffic and pedestrian oriented retail sales.

B. Uses Permitted.

1. Establishments selling goods and services at retail and conducted entirely within and enclosed building except that restaurants may have outside tables;
2. theaters conducted entirely in an enclosed building;
3. second story offices;
4. barber and beauty shops;
5. banks and other financial institutions;
6. second story social and fraternal clubs;
7. single family homes and second story apartments;
8. pedestrian oriented retail; and
9. Residential occupancy is permitted in structures originally designed as single family homes or in second story apartments.

10. Brewpub.

Standards;

- a. The use shall conform to all restaurant standards
- b. Parking shall be located behind the front line of the principal building. The Zoning Administrator may authorize a waiver to this provision for existing parking lots or onstreet parking that he or she determines adequate for the use.
- c. Loading areas shall be sited in such a way so as to minimize the impact on any surrounding neighborhood. Sufficient screening meeting the standards Section 301 of this ordinance shall be provided to screen and diffuse noise impacts on adjacent residences. A buffer yard in accordance with Section 301.B.5. shall be required when a loading area is located adjacent to a residential use.
- d. The street elevation of the principal structure shall have at least one (1) street-oriented entrance, and contain the principal windows of the store.
- e. The use of tractor-trailers or similarly sized vehicles is prohibited for any type of delivery of brew-related goods produced on-site for off-site sales or consumption.

Town of Buchanan Proposed Zoning Text Amendment and Rezoning Request

- f. A maximum of one (1) delivery vehicle for the company is permitted and shall be parked behind the front line of the principal building.
- g. Delivery activities for beer produced on-site for off-site sales and consumption shall be limited to non-peak traffic hours at the use site.

11. Pet Grooming

12. Restaurants, mobile.

13. Bed & Breakfast/Inn

The Zoning Administrator shall have the responsibility and authority for making the determination if a proposed business or other use is in keeping with a pedestrian oriented retail district, or if it will detract from or interfere with pedestrian shopping activity.

C. Conditional/Special Uses. The following uses may be permitted by the Planning Commission only after it has conducted necessary investigations and determined that public safety is not endangered or that pedestrian oriented retail activities will not be affected:

- 1. vehicle sales, boat sales and rentals;
- 2. Farmer's Market;
- 3. outdoor display of merchandise as long as it does not interfere with pedestrian traffic and is completely removed from the sidewalk at the end of each business day;
- 4. outdoor sale of merchandise on special occasions as approved by the Zoning Administrator after consultation with the Planning Commission;
- 5. dry cleaning and coin operated laundry establishments and laundry pick up stations.
- 6. auto repair shop- this use does not allow salvage vehicles to be held on the property. The number of vehicles being repaired at one time may be limited as a condition of the special use permit review. All vehicles being repaired shall be kept in an enclosed building or behind the rear building line or behind an opaque fence screening in the side yard.
- 7. Mixed-Use Development
- 8. ATM (drive-up)

D. Prohibited Uses.

- 1. Ground floor storefronts may not be converted to residential or church uses.



December 20, 2021

Gateway to the Shenandoah Valley

Town of Buchanan
19753 Main Street
Buchanan, Virginia 24066

Richard Reiter
Leading-Edge Services
PO Box 7772
Roanoke, VA 24019

Subject: Planning Commission Public Hearing for Proposed Rezoning for 65A-66 & 65A-68 and Zoning Text Amendments on January 4, 2022, 7:00pm

Dear Property Owner,

Notice is hereby given that the Town of Buchanan Planning Commission will hold a duly advertised Public Hearing on Tuesday, January 4, 2022 at 7:00pm in the Town Council Chambers (19753 Main Street, Buchanan, VA 24066). The public hearing is to consider input regarding proposed zoning text amendments, a zoning district change, zoning map amendments, and a rezoning.

The proposed definition to add to *Section 108. Definitions*; is *Section C Definitions, Mixed-Use Development*. A tract of land or structure developed to include two or more different uses, such as, but not limited to, residential, office, retail, institutional, public, or entertainment. Such uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access. Mixed-use may describe uses occupying separate structures on the same site, or uses combined within a single structure.

The zoning district proposed change is in item C. Conditional/Special Use Permits in Section 207. Trade. To add: 7) Mixed-Use Development and 8) ATM (drive-up)

The Rezoning request is by the Town of Buchanan to rezone Tax Map number 65A-66, and 65A-68, which is 19318 Main Street, Buchanan, VA 24066 from the Manufacturing Zoning designation to the Trade Designation and amend the Zoning Map to reflect this change.

You are receiving this letter because you are an adjacent property owner (Parcel #65A-66A, 65A-63). All interested citizens are encouraged to attend the Public Hearing on Tuesday, January 4, 2022 at 7:00p.m. at the Buchanan Town Hall in Council Chambers and learn more and hear your input. Information is available at the Town Hall at 19753 Main Street. For questions, please contact Susan McCulloch at 540-254-1212 ext. 3 or email smcculloch@buchanan-va.gov.

Sincerely,

Susan McCulloch
Town Manager

C: Town Council



Town of Buchanan, Virginia
Rezoning Application –
Request for Zoning District Classification Change

Required items (Section 601-3.A.):

- ☐ **NA** Fee – \$100. Includes legal advertisements for two weeks prior to the public hearing(s) and mailing letters of notice to abutting property owners (Code of Virginia requirement – §15.2-2204).
- ☐ Certified Plat of the property proposed to be rezoned.
- ☐ Complete Application. Request cannot be forwarded to Town Council until complete.

Information of Property and Request:

1. Parcel Number(s): 65A-66 and 65A-68
2. Address of Parcel(s): 19318 Main Street, Buchanan, VA 24066
3. Owner(s): RM Acquisitions, LLC
4. Applicant (Owner's Consent statement required): Town of Buchanan
5. Authorized Agent, if different from the Owner (Owner's Authority statement required): Town of Buchanan
6. Current Zoning District Classification: Manufacturing
7. Proposed Zoning District Classification: Trade
8. Proposed Use of the Property: Mixed Use (See Zoning Text Amendment for new Definition)
9. Are there any proffers to be voluntarily submitted to mitigate any effects that could occur with a different zoning district classification (Section 602 and Code of Virginia §15.2-2297)? ☐ Yes ☒ No
 - a. If Yes, procedures in Section 602-2 must be followed and all criteria in Section 602-3 must be met. Proffers are legally binding and remain with the property.

10. Statement of the applicant's reasons for requesting rezoning. Please attach statement.
11. Map amendments must conform to the standards of the zoning ordinance and to the zoning district being requested. Please describe how the requested change furthers or does not adversely affect the purpose and intent of the zoning ordinance in general (Section 102) and the purpose and intent of the proposed district specifically. Attach additional sheets.
12. Describe how the requested change meets the goals, objectives or strategies of the Town comprehensive plan. Attach additional sheets.

The Town of Buchanan's Comprehensive Plan states on Page 53 that a strategy is to "promote adaptive reuse of the historic Hafleigh Button Factory/Groendyk property." A mixed use development would allow this strategy to succeed. The Button Factory has been a "white elephant" in the Town. It is a large, vacant, and blighted due to vacancy, and a development would add to the Town's housing stock and tax base.

13. Is a Traffic Impact Analysis (TIA) required to be submitted per VDOT regulations?
☐ Yes ☒ No

14. Description of how the property is to be served for water and sewer provisions. If public water and / or public sewer are proposed to be used, the request must be reviewed by the Town for capacity of either public provision. Requests for private water or sewer provisions must be reviewed and approved by the Virginia Department of Health.

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize Town representatives entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: Christopher M Vail Date: 12/16/2021

Print Name: Christopher M. Vail



N: 3716061, E: 11139405
Lat: 37°31' 22.1", Lng: -79°41' 04.3"

First Name	Last Name	Company Name	Address Line 1	City	State	ZIP Code	Country or Region	Z
Randall	Blevins		8319 Strathmore Ln	Roanoke	VA	24019	#65A-75A	RC
First Baptist Church			PO Box 337	Buchanan	VA	24066	#65A-74, 65A-71	RC
John	Orange		PO Box 93	Buchanan	VA	24066	#65A-70, 65A-69	RC
Richard	Reiter	Leading-Edge Services	PO Box 7772	Roanoke	VA	24019	#65A-66A, 65A-63	M, C
Ramsey	Henderson		77 Falcons Way	Pittsboro	NC	27312	#65A(16)1	RC
George & Marguerite	Robinson		59 Rabbit Run	Buchanan	VA	24066	#65A(16)23, 65A(16)56	RC
Susan	McCulloch	Town of Buchanan	PO Box 205	Buchanan	VA	24066	#65A(16)4, 65A(16)7	RC
Flossie	Miles		23 Fennell Rd	Buchanan	VA	24066	#65A(16)10-13	RC
		S&S Property Management	4799 Jennings Creek Rd	Buchanan	VA	24066	#65A(16)14-15	RC
Ella	Mills		3433 Signal Hill Ave NW	Roanoke	VA	24017	#65A(16)16-17	RC
Malissa	Miles		103 Woodward Ave	Buffalo	NY	14214	#65A(16)18	RC
Howard & Tammie	Mallory		93 Williams Lane	Buchanan	VA	24066	#65A-84	RC
Michael	Hollingsworth		119 Williams Lane	Buchanan	VA	24066	#65A-85	RC
Jane	Harris		1110 Blue Grass Trail	Lexington	VA	24450	#65A(5)75A	RC
		Norfolk Southern					N/A	NA

BOTETOURT COUNTY, VA - REAL ESTATE PROPERTY RECORD CARD

Owner R M ACQUISITIONS LLC
1909 SALEM AVE SW
ROANOKE, VA 24016

Location 19318 MAIN ST
BUCHANAN, 24066

Tax Map 65A-66
Legal Desc TOWN OF BUCHANAN
PARCEL B
Parcel 22991
Legal Acres 2.4230
Fin Area 0
Style

Attic
Basement
Stories
Exterior
Interior Finish
Construction

Valuation Record

2020 REVAL

Land: 133300 **Building:** 117700 **Other:** 0 **Total Val:** 251000

Transfer of Ownership

Date	Grantor	Doc #	Sale price
08/12/2021	PENSCO TRUST CO/LIPSCOMB MCCRAY	210004348	295000
01/20/2011	MTI GROENDYK INC	110000292	0
08/31/2004	RBX-GROENDYK INC	040005949	800000

Summary of Improvements

ID	Use	Stry	Const Type	Yr. Built	Cond	Feat-ures	Size	Value
08	PAVING	0	1	2000	AV	N		3000
11	WHSE	0	1	1950	F	N	23 X 237	94700
12	WHSE	0	1	1950	F	N		20000

Finished Rms 3 fixt. bath
Bedrooms 2 fixt. bath
Fireplaces 0 Primary heat
Central AC

Floor **Total Area** **Finished**

Public Utilities

Water Y
Sewer Y
Gas
Electric Y



