



County of Rockbridge

Office of Community Development

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CHRIS SLAYDON

Director of Community Development

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ROCKBRIDGE COUNTY NOTICE OF PUBLIC HEARINGS

Notice is hereby given per Section 15.2-2204 of the Code of Virginia and Section 802.03, 04 and 05 of the County of Rockbridge Land Development Regulations that public hearings will be held by the Rockbridge County Planning Commission on Wednesday, December 08, 2021, at or after 7:00 p.m. in the Board of Supervisors Meeting Room in the County Administrative Building, 150 South Main Street, Lexington, Virginia 24450, followed by public hearings by the Board of Supervisors on Monday, December 13, 2021, at or after 6:00 p.m. at the same location to consider the following applications:

- 1) Shawn Wampler, 7036 Catlett Road, Bealton, VA 22712, has made an application for a conditional rezoning. The property consists of 30.83 acres (per tax records) and is currently located in the Agricultural and General Uses (A-2) Zoning District and the Agricultural Transitional (A-T) Zoning District, with approximately 12.4 acres A-2 Zoning District and approximately 18.4 acres in the A-T Zoning District. The proposed rezoning would rezone 28.45 acres from the A-2 Zoning District and the A-T Zoning District to the Residential Mixed (R-2) Zoning District in order to develop single family dwellings, multi-family dwellings, and continuing care retirement facilities. The property is owned by Melvin Bender, 85 Beulah Lane Raphine, VA 24472, and is located on the east side of Steeles Fort Road (Route 706) at the northeastern corner of the intersection of Steeles Fort Road (Route 706) and North Lee Highway (Route 11). The property is located in the South River Magisterial District and is further identified as tax map number 40-2-1A.
- 2) Shawn Wampler, 7036 Catlett Road, Bealton, VA 22712, has made an application for a special exception permit to construct and operate a continuing care retirement facility in the Residential Mixed (R-2) Zoning District. Per section 604B.03-2 of the County of Rockbridge Land Development Regulations, a continuing care retirement community is a use by special exception in the R-2 Zoning District. The property is owned by Melvin Bender, 85 Beulah Lane Raphine, VA 24472, and is located on the east side of Steeles Fort Road (Route 706) at the northeastern corner of the intersection of Steeles Fort Road (Route 706) and North Lee Highway (Route 11). The property is located in the South River Magisterial District and is further identified as tax map number 40-2-1A. This application is contingent upon the approval of the pending rezoning application for the property.
- 3) Shawn Wampler, 7036 Catlett Road, Bealton, VA 22712, has made an application for a special exception permit to construct and operate a country general store in the Agricultural and General Uses (A-2) Zoning District and Agricultural Transitional (A-T) Zoning District. Per section 603.03-6 of the County of Rockbridge Land Development Regulations, a country general store is a use by special exception in the A-2 Zoning District. Per section 603B.03-1 of the County of Rockbridge Land Development Regulations, a country general store is a use by special exception in the A-T Zoning District. The property is owned by Melvin Bender, 85 Beulah Lane Raphine, VA 24472, and is located on the east side of Steeles Fort Road (Route 706) at the northeastern corner of the intersection of Steeles Fort Road (Route 706) and North Lee Highway (Route 11). The property is located in the South River Magisterial District and is further

identified as tax map number 40-2-1A.

- 4) Andrew Ludkte, 1051 Ross Road, Lexington, VA 24450, has made an application for a special exception permit to operate a bed and breakfast homestay in the Residential General (R-1) Zoning District. Per section 604.03-1 of the County of Rockbridge Land Development Regulations, a bed and breakfast homestay is a use by special exception in the R-1 Zoning District. The property is owned by Andrew & Jennifer Ludtke, 1051 Ross Road, Lexington, VA 24450, and is located at 1051 Ross Road, Lexington, VA 24450. The property is located on the southside of Ross Road (Route 687) at the southwest corner of Ross Road (Route 687) and Donington Lane (Private Road) and is further identified as tax map number 74B-2-E. The property is located in the Buffalo Magisterial District.
- 5) Jeremiah & Sara Holland, 280 Rosa Le Drive, Fairfield, VA 24435, have made an application for a special exception permit to operate a primitive campground in the Agricultural and General Uses (A-2) Zoning District. Per section 603.03-15 of the County of Rockbridge Land Development Regulations, campgrounds are a use by special exception in the A-2 Zoning District. The property is owned by Jeremiah Holland, 280 Rosa Le Drive, Fairfield, VA 24435, and is located at 280 Rosa Le Drive, Fairfield, VA 24435. The property is located on the northside of Rosa Le Drive (Private Road) approximately 0.65 miles north of the intersection of Rosa Le Drive (Private Road) and Timber Ridge (Route 716). The property is located in the South River Magisterial District and is further identified as tax map number 51-23-26A.
- 6) Rockbridge County, 150 South Main Street, Lexington, VA 24450, is applying to amend Section 302: Definitions, Section 602: Agricultural and Limited Uses (A-1), Section 603: Agricultural and General Uses (A-2), Section 607: General Industrial (I-1), and Article 7: Use Regulations of the County of Rockbridge Land Development Regulations. The proposed text amendments will define Wood Yards and provide for Wood Yards as a use by special exception in the A-1 and A-2 Zoning Districts, as a permitted use in the I-1 Zoning District, and provide regulations for wood yards in Article 7. The full text of the proposed amendments can be obtained by contacting the Office of Community Development.

Information on these applications is available in the Rockbridge County Office of Community Development, 150 South Main Street, Lexington, Virginia, by phone at 540-464-9662 or by email at cslaydon@rockbridgecountyva.gov

By: Chris Slaydon
Director of Community Development

2 consecutive weeks
(November 24, 2021 & December 01, 2021)