

MONTGOMERY COUNTY PLANNING COMMISSION
March 13, 2013
SITE VISIT AGENDA

NO SITE VISITS

5:30 PM **Dinner @ Country Cookin, Christiansburg**

6:30 PM **Return to Government Center**

MONTGOMERY COUNTY PLANNING COMMISSION

March 13, 2013 @ 7:00 P.M.

Board Room, Government Center

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. Request by **Douglas W. Sink** for a Special Use Permit on 0.5 acres in an Agriculture (A-1) zoning district to allow a specialty shop less than 2,000 square feet in area. The property is located at 4218 Oldtown Rd and is identified as Tax Parcel No. 083C2-A-13 (Acct # 005003) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further identified as Medium Density Residential in the Shawsville Village Plan.
 - a) Staff Presentation (Dari Jenkins)
 - b) Applicant Presentation
 - c) Public Comment
 - d) Discussion/Action

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission –
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee- John Tuttle
- Public Service Authority – Joel Donahue
- Parks & Recreation- Vacant
- Radford Planning Commission- Bob Miller
- School Board- Bryan Katz
- Tourism Council- Bryan Rice
- Planning Director's Report- Steven Sandy

-OVER-

MEETING ADJOURNED:

UPCOMING MEETINGS:

March 20, 2013 Planning Commission Regular Meeting (CANCELLED)

April 10, 2013 Planning Commission Site Visit (To be determined)
Planning Commission Public Hearing (7:00 pm)

April 17, 2013 Planning Commission Regular Meeting

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 13, 2013
IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG,
VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
 Joel Donahue, Vice-Chair
 Cindy W. Disney, Secretary
 Bryan Katz, Member
 Frank Lau, Member
 John Tuttle, Member
 Steven Sandy, Planning Director
 Brea Hopkins, Planning & Zoning Technician

Absent: Robert Miller, Member
 Dari Jenkins, Planning & Zoning Administrator
 Chris Tuck, Board of Supervisors Liaison

APPROVAL OF AGENDA:

On a motion by Mr. Donahue, and seconded by Mr. Katz, and unanimously carried the agenda was approved.

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Donahue, and seconded by Mr. Katz, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Rice opened the public address.

Melissa Jeffords, Flick Drive, stated the portion of Flick Drive that is privately maintained had been washed out. The road is damaged and currently medical services are unable to access dwellings along the road. There are many elderly people on this stretch of road and they are on a fixed income. The property owners would like to have the road deemed public and maintained by the state. Currently, three owners have no way in or out due to the road condition. VDOT has said nothing can be done; however, they reroute traffic along this road if there is a wreck or some other type of road closure. Mrs. Jeffords presented a petition signed by the property owners agreeing to make the road public.

Mr. Sandy noted the half of the Flick Drive is private and was considered for rural additions; however, was denied.

There being no additional speakers the public address session was closed.

PUBLIC HEARING:

No public hearings were conducted.

OLD BUSINESS:

Joint Planning Commission Meeting Review/Discussion

Mr. Sandy stated staff would like to obtain feedback on the joint meeting and discuss future meetings/topics. Commissioners from the towns had positive feedback and would like to make it an annual event.

Mr. Lau noted he enjoyed the BUILT game because it was interesting to see how other localities would deal with various situations.

Mr. Sandy stated a training event could be held with all commissions.

Mr. Tuttle stated it was always beneficial to bring all three (3) commissions together to share information.

Mr. Katz noted that it would also be beneficial to have joint meetings/discussions when there are issues near the boundary(ies) of the incorporated/unincorporated areas.

Mr. Sandy stated staff attempts to coordinate future land use areas and invites the towns to comment on requests that are near the border with their jurisdiction. It may be beneficial to meet with the towns as issues arise. For example, a meeting to discuss the location of the new high school and surrounding property could be advantageous. This could be discussed in conjunction with the revision of the Prices Fork Village Plan. He stated he would discuss this potential meeting with Blacksburg Planning Director and try to coordinate a meeting in fall at Blacksburg High School.

NEW BUSINESS:

Huckleberry Ridge Right of Way Dedication Plat Review (Steven Sandy)

Mr. Sandy stated the property has not been divided; however, a boundary line adjustment was done to divide the project in phases. The plat submitted for review of the planning commission dedicates utility and sight distance easements, and public right of way to the county. Staff has reviewed the plat and found it to be in compliance with proffered conditions. The only suggested condition is that the entrance permit and approval of sight distance easements is obtained from VDOT.

Mr. Lau stated the entrance should be more of a 90 degree angle. Speed needs to be considered since it is 55 mph.

Mr. Sandy stated the reason for the condition is to ensure VDOT approval is received and the entrance meets all requirements.

A motion was made by Mr. Tuttle, seconded by Mr. Donahue to recommend approval of the Huckleberry Ridge Right of Way Dedication Plat to the Board of Supervisors with the following condition:

Ayes: Disney, Donahue, Katz, Lau, Rice, Tuttle
Nays: None
Abstain: None

WORKSESSION:

On a motion by Mr. Donahue, seconded by Mr. Katz and unanimously carried the Planning Commission entered into worksession.

Comprehensive Plan- Transportation Chapter Discussion

Mr. Sandy stated a draft plan is currently under review. The department intern is putting together maps. The draft copy of the revised transportation chapter should be available in the next month or two for review and discussion. There will be a meeting with VDOT to discuss progress within the next couple of months. The biggest issue is how much local/regional information to include in the plan.

On a motion by Mr. Donahue, seconded by Mr. Tuttle and unanimously carried the Planning Commission exited worksession.

LIAISON REPORTS:

Board of Supervisors: No report.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: Ms. Disney stated the Christiansburg Planning Commission is currently working toward revising the emergency services section of their comprehensive plan.

Economic Development Committee: Mr. Tuttle reported that a student attending VCOM pays \$39000 in tuition.

Public Service Authority: Mr. Donahue stated the joinder study and the water issue on Price's Mountain are still being discussed.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: No report.

Tourism Council: Mr. Rice stated information is being gathered and a report should be available in March. The next meeting will be February 28th.

Mr. Rice also reported the Home Builders Association held a meeting. An economist from HUD was there to speak and he provided interesting statistics. This area is above the state growth level and below the state unemployment rate. The speaker predicted 800 homes would need to be constructed in the Montgomery, Pulaski, and Giles counties to meet growth demands.

Planning Director's Report: Mr. Sandy reported that the Board of Supervisors requested a worksession regarding residential chicken keeping following the planning commission recommendation. The Board agreed to hold a public hearing in February by a 4-3 vote. They did raise the required acreage to 2 acres and increased setbacks to 50 feet. The HUD report that Mr. Rice mentioned is due out in May. VDOT information has been provided regarding the meetings held regarding the Route 11/460 and Route 8 corridors. The liquor by drink initiative for exit 109 and 128 passed in the House of Representatives.

Mr. Lau noted this meeting would be his last since his term expires March 9th. He noted it had been a great deal of pleasure serving with members of the commission over the last 8 years.

There being no further business the meeting was adjourned at 8:15 pm.



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff
DATE: March 5, 2013
RE: **Staff Analysis (SU-2013-10561)**

Request by **Douglas W. Sink** for a Special Use Permit on 0.5 acres in an Agriculture (A-1) zoning district to allow a **specialty shop** less than 2,000 square feet in area. The property is located at 4218 Oldtown Rd and is identified as Tax Parcel No. 083C2-A-13 (Acct # 005003) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further identified as Medium Density Residential in the Shawsville Village Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 0.5 acres zoned Agriculture (A-1) to allow a "specialty shop less than 2,000 square feet in area".

II. Location

The property is located at 4218 Oldtown Road and is identified as Tax Parcel No. 083C2-A-13 (Acct # 005003) in the Shawsville Magisterial District (District C).

The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan. The subject property is lies within an area zoned Agricultural (A-1). The property is bordered to the north and east by single-family residential structures on small lots. Properties located to the west and also to the south across Oldtown Rd. (Rt. 753) are owned by Montgomery County and used as Shawsville Middle School.

III. Impacts

This Special Use Permit is requested by the applicant to allow the operation of a "specialty shop" for sale of antiques and other items. Section 10-21(4) of Montgomery County Code limits the area for this use to 2,000 sq. ft.

1. Transportation

The proposed use would not generate enough vehicle trips per hour to require a review under the Virginia Department of Transportation (VDOT) Chapter 527 Regulation.

During plan review meeting(s) on February 21, 2013, Doug Burton, VDOT NRV Area Land Use Engineer, stated that the proposed entrance shown on the conceptual sketch dated February 1, 2013 is acceptable as a low volume commercial entrance. An application for a land use permit must be submitted and approved prior to construction of the proposed entrance.

2. Infrastructure

The property is currently served by public water and a private on-site sewage disposal system permit has been obtained. No changes to the existing services are proposed as a result of this special use permit application. Copies of the permits from Virginia Department of Health (VDH) are enclosed for review.

3. Schools

The project should have no impact upon the public school system as long as alcohol, tobacco, adult novelty items, and other similar items are not sold on site due to its proximity to Shawsville Middle School.

IV. Comprehensive Plan

The site is located within the Village of Shawsville and in an area designated as *Village Expansion* on the future policy map of the 2025 Comprehensive Plan. It is further identified as "Medium Density Residential" in the Shawsville Village Plan. The proposed site lies adjacent to Shawsville Middle School and several single-family homes. The Shawsville Village Plan states that "*as with the Medium Density neighborhoods, the Mixed Use neighborhoods are appropriate locations for a wider variety of housing types, including residential and commercial uses within the same structure or development.*"

Shawsville Village Land Use Policy (1.9) encourages reuse and revitalization as a way to accommodate growth strategies. When feasible, rehabilitate existing structures, or remove and replace them with appropriate and compatible new development.

Regarding economic resources for the village, the Shawsville Village Plan encourages small business support with the following statements:

SVP 4.1.3 Small Business Support. Improve opportunities for small business development in the form of antique shops, professional services, bed and breakfast inns, cafes, or other family-owned businesses, through zoning, financial incentives, or technical assistance programs, e.g., Radford University Small Business Center, SCORE, etc.

SVP 4.1.4 Tourism. Develop a regional tourism-based economic development strategy, for example, by creating an "antiques corridor" to link Shawsville to surrounding localities.

Staff has also reviewed the Montgomery County Village Transportation Links (VITL) Plan, dated June 25, 2007, and learned the plan calls for adding sidewalks to residential areas in Shawsville not located

in the village core. Specifically, the implementation section of the plan calls for construction of sidewalks along the north side of Oldtown Road from the Meadowbrook Library past the Middle School.

The proposed use is compatible with the surrounding uses and if approved, conditions on the proposed use should be considered to ensure that the use is compatible in scale and intensity to surrounding uses.

V. Analysis

This Special Use Permit is requested by the applicants to allow a small business in an existing structure. Mrs. Charlotte Sink has a sentimental interest in the building since it was constructed by her grandfather around 1930 and operated as a garage. Her grandmother had a lunch counter inside the building as well. The applicants purchased the property in 2007 and cleaned up the site. They would like to open a "specialty shop" there to sell antiques, quilts, and other kitchen and household items.

Section 10-61 of the Zoning Ordinance defines "specialty shop" as:

***Specialty shop:** A business of a local nature selling specialty items including, but not limited to, items such as crafts, sewing supplies, antiques, and souvenirs.*

The site sketch prepared by Highland Surveys P.C., dated February 1, 2013, indicates the location of an existing 41' x 50' structure proposed for use as the specialty shop. If the applicants gain approval of the Special Use Permit request, they plan to proceed with installation of the septic system permitted by the Virginia Department of Health (VDH), copy enclosed. There is an existing Public Service Authority (PSA) water connection for the structure.

The applicants are working with the Building Official to determine what modifications may be necessary to the structure to meet the building code requirements for proposed use. Construction of a handicap accessible restroom and removal of the walls on the front "porch" to restore the building similar to its original appearance is planned.

A site plan will be required for review and approval should the Special Use Permit be approved.

No signage for the property currently exists. The applicants plan to use a wall sign for the business, if approved.

All adjoining property owners were notified in compliance with the Code of Virginia and Section 10-52(3) of the Montgomery County Code. At the time this report was issued, staff has received two calls from individuals within the neighborhood to inquire about the request. There were no concerns regarding the request once they learned of the proposed activity. However, consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

VI. Staff Recommendation

Staff preliminarily recommends approval of this request as submitted by Douglas Sink for a Special Use Permit to allow a "specialty shop" with the following conditions:

1. This special use permit authorizes use of the property for a specialty shop less than 2,000 sq. ft. and shall be in substantial conformance with the Concept Plan prepared by Highland Surveys P. C., dated February 1, 2013, included within the application materials. The property shall only offer for sale crafts, sewing supplies, antiques and souvenirs. Any other use not considered substantially the same will require further approval by the Board of Supervisors.
2. A site plan shall be submitted for review and approval by the Zoning Administrator.
3. All required zoning permits, building permits and/or change of use and occupancy approvals, or any other required permits shall be obtained prior to use of the property as a specialty shop less than 2,000 sq. ft. All other federal, state or local regulations shall be met.
4. This special use permit authorizes hours of operation for this use between 8:00 a.m. and 8:00 p.m.
5. Off-street parking shall be located outside the limits of VDOT right-of-way and meet the requirements of Section 10-44 of Montgomery County Code.
6. No outdoor display or storage shall be allowed.
7. No trash, litter or debris shall accumulate or be stored on the property.
8. Any lighting installed on the property shall be dusk to dawn, shielded fixtures to avoid glare onto adjacent properties and night sky, and shall comply with Montgomery County Zoning Ordinance 10-46(9) Performance Standards.

Enclosures: Aerial Photo Map
 Current Zoning Map
 Application Materials
 VDH Approvals
 Photos

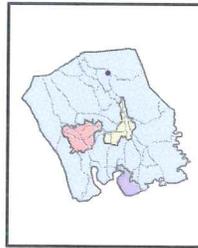


**Douglas W. Sink
Request For
Special Use Permit**

Parcel ID - 005003

- Legend**
- State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Unmanned Road/Path/Trail
 - Railroad
 - Hydrology
 - Tax Parcels
 - Subject Parcel (Sink)
- County Zoning**
- A1 - Agriculture
 - MontV Special Use Permits

Aerial 2012



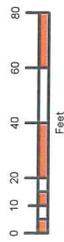
Montgomery County, Virginia
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Prepared by Montgomery County, Va
Planning & GIS Services, 2/12/2013



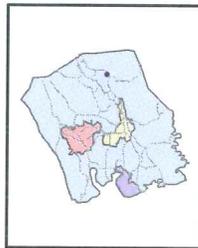


**Douglas W. Sink
Request For
Special Use Permit**

Parcel ID - 005003

- Legend**
- State Roads
 - Interstate Highway
 - Private Roads (Named)
 - Planned Highway
 - Unnamed Road/Path/Trial
 - Railroad
 - Hydrology
 - Tax Parcels
 - Subject Parcel (Sink)

Aerial 2012



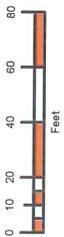
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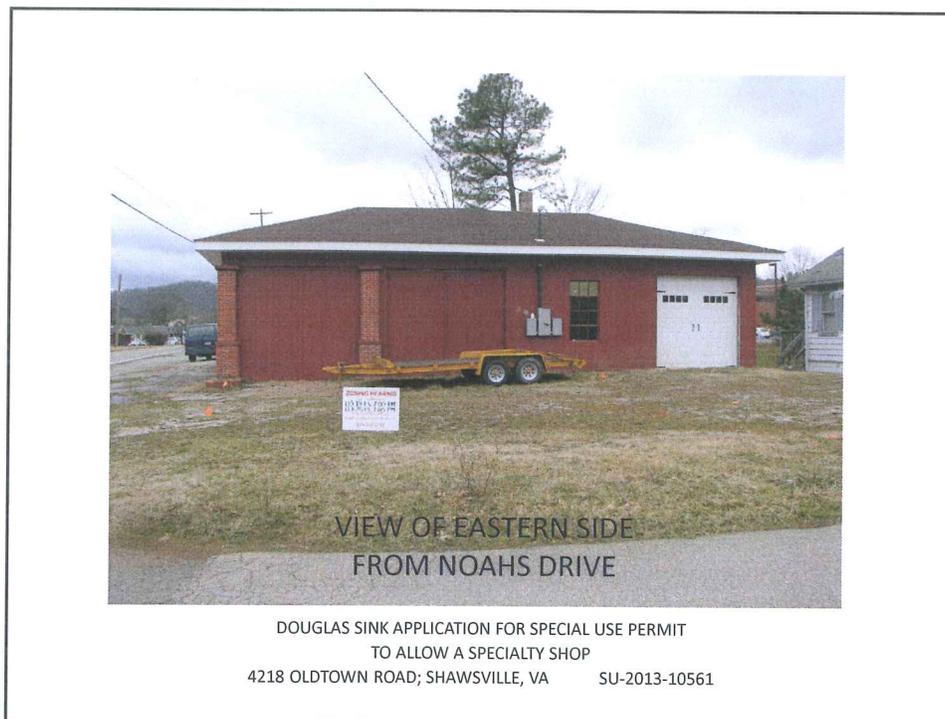
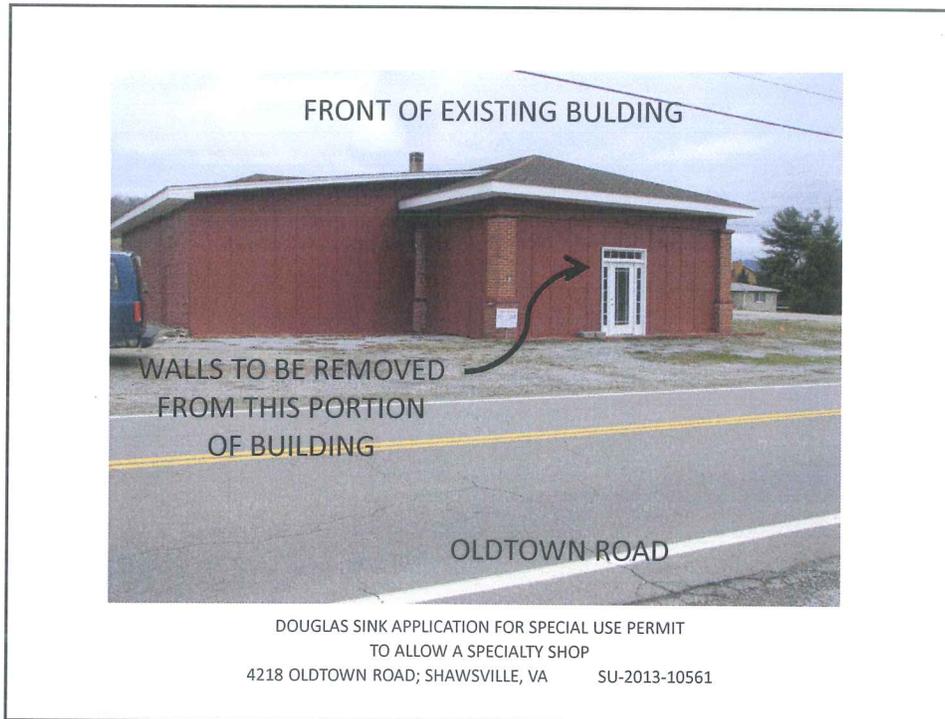
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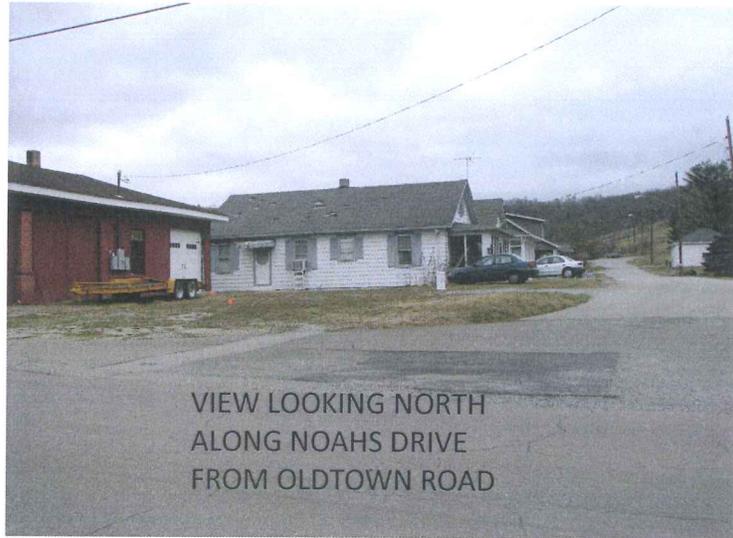
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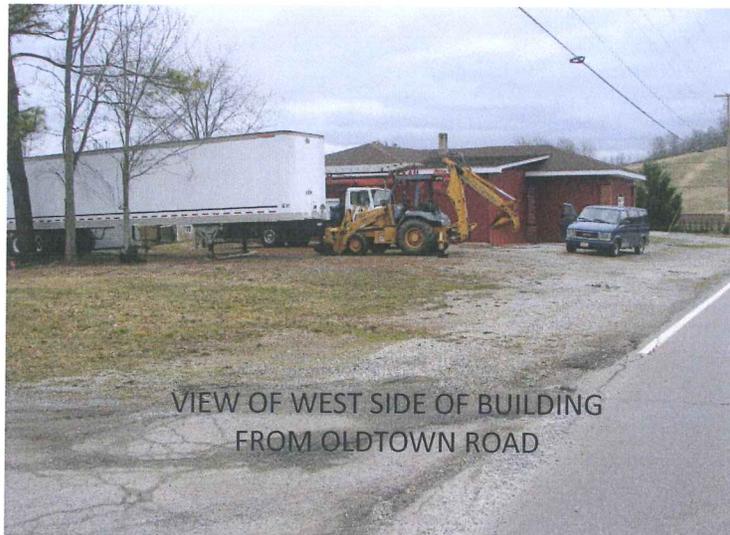






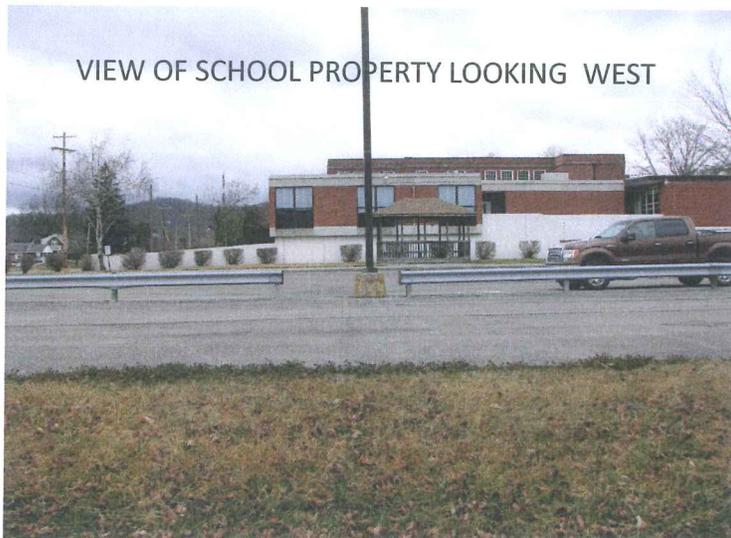
VIEW LOOKING NORTH
ALONG NOAHS DRIVE
FROM OLDTOWN ROAD

DOUGLAS SINK APPLICATION FOR SPECIAL USE PERMIT
TO ALLOW A SPECIALTY SHOP
4218 OLDTOWN ROAD; SHAWSVILLE, VA SU-2013-10561



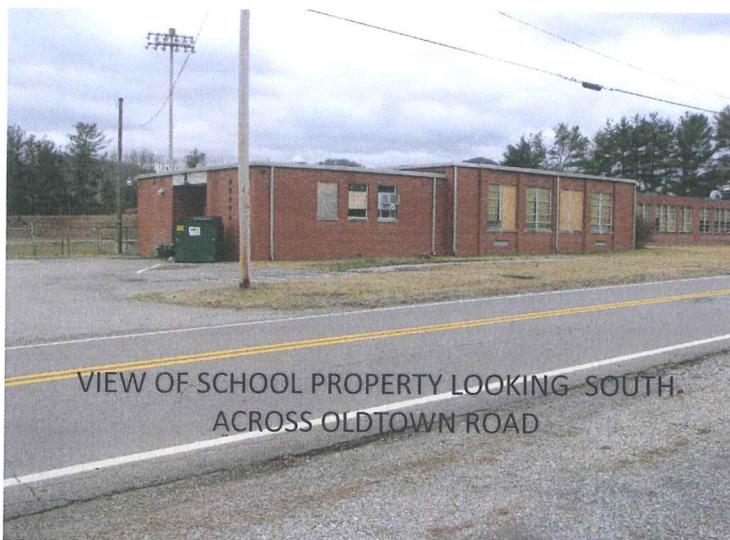
VIEW OF WEST SIDE OF BUILDING
FROM OLDTOWN ROAD

DOUGLAS SINK APPLICATION FOR SPECIAL USE PERMIT
TO ALLOW A SPECIALTY SHOP
4218 OLDTOWN ROAD; SHAWSVILLE, VA SU-2013-10561



VIEW OF SCHOOL PROPERTY LOOKING WEST

DOUGLAS SINK APPLICATION FOR SPECIAL USE PERMIT
TO ALLOW A SPECIALTY SHOP
4218 OLDTOWN ROAD; SHAWSVILLE, VA SU-2013-10561



VIEW OF SCHOOL PROPERTY LOOKING SOUTH
ACROSS OLDTOWN ROAD

DOUGLAS SINK APPLICATION FOR SPECIAL USE PERMIT
TO ALLOW A SPECIALTY SHOP
4218 OLDTOWN ROAD; SHAWSVILLE, VA SU-2013-10561



Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

- Rezonning, Rezonning & Special Use Permit, Special Use Permit (checked)

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: Douglas Sink, Agent: owner, Address: P.O. Box 383, Shawsville VA 24162, Phone 1: 268-2171, Phone 2: 392-0166, Email: (blank)

Location of Property/ Site Address: 418 old Town Rd Shawsville VA, Legal Record of Property: Total Area: 0.235 Acres, Magisterial District Shawsville, Parcel ID: 005003, Tax Parcel Number(s): 83-CZ-A-13

Rezoning Details: Current Zoning District: A-1, Requested Zoning District: (blank), Desired Use(s): Spee

Special Use Permit: Current Zoning District A-1, Total Area/Acres: 0.235, Desired Use(s): ANTIQUE/SPECIALTY SHOP

Comprehensive Plan Designation: RURAL

Traffic Impact Analysis Required: No (checked)

I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

Property Owner(s) Signature: D.W. Sink, Date: 2-12-13, Agent's Signature: D.W. Sink, Date: (blank)

Date Received: 02.12.2013, FOR OFFICE USE ONLY, Application Number: SU-2013-10561

Traffic Impact Analysis and Payment Received: No (checked), Date Submitted to VDOT: (blank)

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification"). **No**
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control. **Yes**
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area. **Low impact and traffic volume.**
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area. **There would not be outside lighting. Shop would be open 3 to 4 days a week.**
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance. **Plan on having allowed size of sign mounted on the building.**
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels. **In the vicinity is residential houses and schools. The specialty shop would be open 24 hours a week (4days-6 hours a day), no Sunday hours.**
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood. **See Concept Development Plan.**
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood. **See Concept Development Plan.**

9. The timing and phasing of the proposed development and the duration of the proposed use. **Plan on opening within 60 days of approval of all applicable permits. Plan to have shop continually there.**
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. **No**
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public. **Provide a place for the public to shop in.**
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement. **Low traffic volume will be generated by this shop since it will cater to customers looking for specialty items.**
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County. **Very little remodeling is planned. A handicap bathroom is being added.**
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services. **Yes- public water and proposed drainfield which will be able to serve up to 3 employees.**
15. The effect of the proposed Special Use Permit on groundwater supply. **None**
16. The effect of the proposed Special Use Permit on the structural capacity of the soils. **None**
17. Whether the proposed use will facilitate orderly and safe road development and transportation. **Yes, entance to be approved by VDOT.**

18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. **Existing Structure already located in developed area of Shawsville.**
19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. **No**
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth. **Yes**
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. **None**
22. The location, character, and size of any outdoor storage. **None planned**
23. The proposed use of open space. **Landscaping**
24. The location of any major floodplain and steep slopes. **There are none**
25. The location and use of any existing non-conforming uses and structures. **Existing structure to be used as specialty shop.**
26. The location and type of any fuel and fuel storage. **None known**
27. The location and use of any anticipated accessory uses and structures. **None planned**
28. The area of each use; if appropriate. **Existing structure to have less than 2000 sq. ft. of retail space.**
29. The proposed days/hours of operation. **No Sunday hours. 4 Days during week at 6 hours per day.**

30. The location and screening of parking and loading spaces and/or areas. **See Concept Development Plan.**

31. The location and nature of any proposed security features and provisions. **None proposed.**

32. The number of employees. **2 to 3 employees**

33. The location of any existing and/or proposed adequate on and off-site infrastructure. **See Concept Development Plan.**

34. Any anticipated odors, which may be generated by the uses on site. **None**

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. **None**



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PO BOX 3071

SALEM, VA 24153-0560

GREGORY A. WHIRLEY
COMMISSIONER

February 07, 2013

Ms. Marvi Stine, L.S.
Highland Surveys P.C.
404 Roanoke Street
Christiansburg, Virginia 24073

RE: **Entrance Permit for Mr. Douglas W. Sink**
Route 753, Oldtown Road
Montgomery County
Parcel # 082-C2-A-13

Dear Ms. Stine:

We have reviewed your conceptual sketch for the abovementioned property. The entrance as shown is acceptable as a low volume commercial entrance, or an entrance classified as having 50 or fewer vehicle trips per day. The classification of the entrance is based on the proposed use as a small part-time antique store. To install the entrance, and before performing any work inside VDOT Right of Way, an application for a land use permit must be submitted.

Issuance of a land use permit is contingent upon conformance to the entrance layout as proposed on the conceptual sketch. If the proposed entrance location and/or land use is modified, further review will be required. We look forward to working with you and please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas E. Burton".

Douglas E. Burton, P.E.
NRV Area Land Use Engineer
VDOT

Cc: Mr. Doug Sink, Owner

SETEC

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
111 N. Franklin Street, Christiansburg, VA 24073
Phone: (540) 381-0309
www.soilandenvironmentaltechnology.com

TO: Doug Sink
P.O. Box 383
Shawsville, VA 24162

DATE: 1/22/13

ITEM	DESCRIPTION OF WORK PERFORMED	CHARGES
	Site & soil evaluation for a potential antique store in an existing building (4218 Old Town Road) in Montgomery Co. VA	\$600.00

A 15% late fee charge will be added after 30 days.

TOTAL DUE \$600.00

Please Remit to:

Soil and Environmental Technology, Inc.
111 N. Franklin St., Christiansburg, VA 24073

Doug

Enclosed is the site and soil evaluation report for the proposed antique store in Shawsville. Let us know when/if you want us to prepare the permit or if you have any questions.

Thanks Bill



SOIL AND ENVIRONMENTAL TECHNOLOGY, INC
 111 N. Franklin Street, Christiansburg, VA 24073
 Phone: 540-381-0309 Fax: (540) 381-9430
 E-mail: setec@soilandenvironmentaltechnology.com

General Information

Date: 1/15/13
 Applicant: Doug Sink
 Address: P.O. Box 383, Shawsville, VA 24162
 Directions to site: East on 460, Left onto Old Town Rd., property address is 4218 Old Town Rd. (Northwest of intersection of Old Town Rd. and Noah Dr.)
 Tax Map ID: 083-C2-A-13

Montgomery County Health Department
 Telephone No: 392-0166

Soil Information Summary

1. Position in landscape satisfactory Yes No Describe: Ridge
2. Slope 5 %
3. Depth to rock/impervious strata: Max. Min. None
4. Depth to seasonal water table (gray mottling or gray color) No Yes
5. Free water present No Yes range in inches
6. Soil percolation rate estimated Yes No Texture group 3
 Estimated rate 65 Min/inch
7. Percolation test performed Yes No x Number of percolation test holes
 Depth of percolation test holes
 Average percolation rate

Name and title of evaluator: Soil Scientist

Signature:

Department Use

Site Approved: depth at site designated on permit.

Site Disapproved:

Reason for rejection:

- 1 Position in landscape subject to flooding or periodic saturation.
- 2 Insufficient depth of suitable soil over hard rock.
- 3 Insufficient depth of suitable soil over water table.
- 4 Rates of absorption too slow.
- 5 Insufficient area of acceptable soil for required drainfield, and/or reserve area
- 6 Proposed system too close to well
- 7 Other Specify:

**PROFILE DESCRIPTION
SOIL EVALUATION REPORT**

Date of Evaluation: 1/7/13

Montgomery County Health Department
Identification No.

x See application sketch

See construction permit

Applicant: Sink, Doug **Property Address:** 4218 Old Town Road

Hole #	Horizon	Depth	Description	Texture Group
1 Auger	Fill/Ap	0-10		
	Bt	10-30	Yellowish Red (5YR 5/8) clay	4
	BC	30-72	Yellowish Red (5YR 5/6) gravelly clay loam; few Brownish Yellow (10YR 6/8) & Very Pale Brown (10YR 7/4) lithochromic mottles	3
2 Auger	Fill/Ap	0-12		
	Bt	12-30	Red (2.5YR 5/8) clay	4
	BC	30-52	Yellowish Red (5YR 5/8) clay loam; common Brownish Yellow (10YR 6/8) mottles; few Very Pale Brown (10YR 7/4) lithochromic mottles	3
	C	52-72	Reddish Yellow (5YR 6/8) clay loam; common Very Pale Brown (10YR 7/4) & Yellow (10YR 7/8) lithochromic mottles	3
3 Auger			Similar to 1 & 2	

Applicant: Sink, Doug Property Address: 4218 Old Town Road

**DRAINFIELD RECOMMENDATIONS, DESIGN BASIS, & AREA CALCULATIONS
AND WELL RECOMMENDATION & SPECIFICATIONS**

Main DF		Reserve DF	
Type of system	Gravity	Reserve Area Required	Yes
EPR	65	Type of Reserve	Gravity
Slope %	5	EPR	65
# Bedrooms	N/A	Slope %	5
Gallons/Day	50	Gallons/Day	25
Width of Trench (ft.)	3	Width of Trench (ft.)	3
Total Square Ft. of Trench Bottom Required per 100 gals.	166	Total Square Ft. of Trench Bottom Required	83
Total Square Ft. of Trench Bottom per 100 gals. in Design	180	Total Square Ft. of Trench Bottom in Design	90
Total Square Ft. of Trench Bottom Required	166	# Lines of Reserve	1
Total Square Ft. of Trench Bottom in Design	180	Line Length (ft.)	30
Absorption Area Reduction (%)	N/A	Installed <24" from Rock or Other Impervious Strata	No
# Lines Installed	2	Centers (ft.)	9
Length of Line Installed (ft.)	30	Width Required (ft.)	9
Installed <24" from Rock or Other Impervious Strata	No	Width in Design (ft.)	9
Centers (ft.)	9	Installation Depth (inches into natural soil)	48
Width Required (ft.)	12	Amount of Backfill Required (inches)	N/A
Installation Depth (inches into natural soil)	48		
Amount of Backfill Required (inches)	N/A	Type of Well Recommended	Public Water
		Amount of Casing and Grout (ft.)	N/A

This drainfield is going to serve an antique store that will have no more than 3 employees and will be open 3-4 days/week.

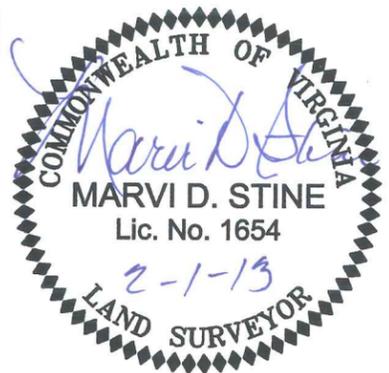
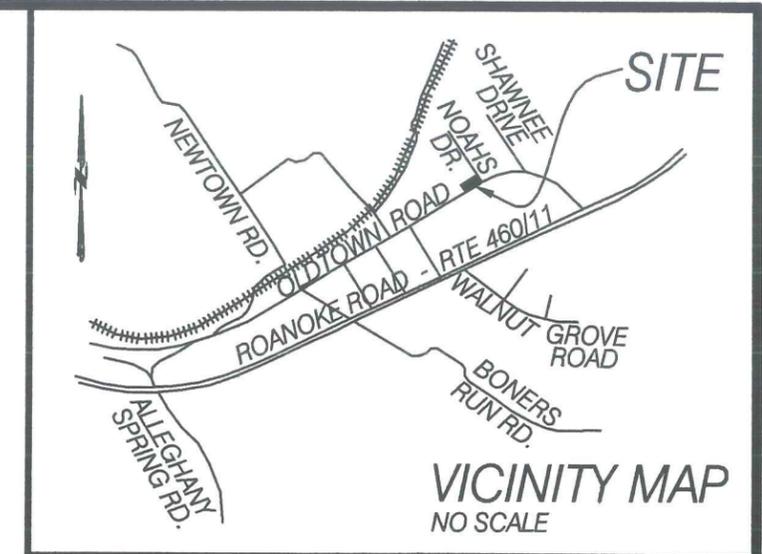
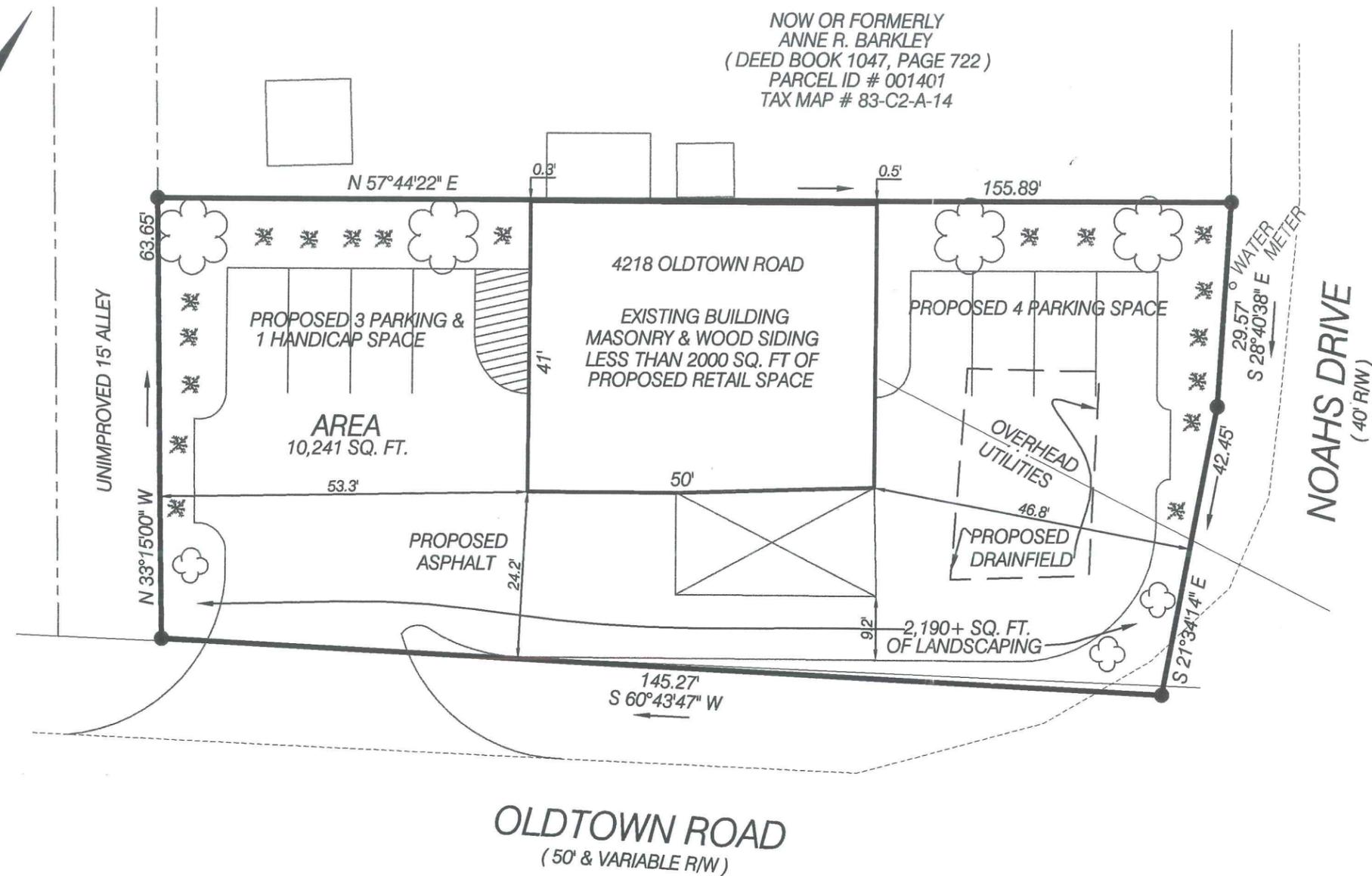
All water lines must be kept a min. of 10' away from any portion of the septic system.

If the area above the drainfield is going to be used as parking it must be paved.

The septic tank and d-box must be protected from vehicular traffic and not paved over.



NOW OR FORMERLY
ANNE R. BARKLEY
(DEED BOOK 1047, PAGE 722)
PARCEL ID # 001401
TAX MAP # 83-C2-A-14



HIGHLAND SURVEYS P.C.
TELEPHONE 540.381.0595
P.O. BOX 6364 (404 ROANOKE ST.)
CHRISTIANSBURG, VIRGINIA 24068

NOTES

1. SUBJECT PROPERTY LIES WITHIN A ZONE UNSHADED "X", PER FLOOD INSURANCE RATE MAP NUMBER 51121C0190C, DATED SEPTEMBER 25, 2009.
2. PHYSICAL ADDRESS:
4218 OLDTOWN ROAD
SHAWSVILLE, VIRGINIA
3. REFERENCE:
OWNER: DOUGLAS W. SINK
DEED INSTRUMENT # 2007014176
TAX MAP # 83-C2-A-13
PARCEL ID 005003
4. EXISTING ZONING : AGRICULTURE A-1
VILLAGE PLAN ; MEDIUM DENSITY RESIDENTIAL

CONCEPT DEVELOPMENT PLAN
ON PROPERTY OF
DOUGLAS W. SINK
LOCATED IN
SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
1 FEBRUARY, 2013 SCALE: 1" = 20'

