

**MONTGOMERY COUNTY PLANNING COMMISSION
MAY 8, 2013
SITE VISIT AGENDA**

NO SITE VISITS

- 4:30 PM** **Depart Government Center
(For those interested staff will provide transportation to VA Tech)**
- 5:00 PM** **VDOT Southgate Interchange Public Hearing- Inn At VA Tech**
- 6:00 PM** **Return to Government Center**
- 6:30 PM** **Panera at the Government Center**

MONTGOMERY COUNTY PLANNING COMMISSION

**May 8, 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 Curtis W. & Deborah R. Goad (**Agent: Connie Hale**) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant. The property is located 4040 Riner Road; identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Riner Village Plan.
 - a) Staff Presentation (Dari Jenkins)
 - b) Applicant Presentation
 - c) Public Comment
 - d) Discussion/Action

OLD BUSINESS:

NEW BUSINESS:

- Liaison Appointments

LIAISON REPORTS:

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Vacant
- 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

-OVER-

- Planning Director's Report- Steven Sandy
 - Mixed Beverage Report
 - Transportation Chapter Update
 - SRTS Information/Event

MEETING ADJOURNED:

UPCOMING MEETINGS:

May	8, 2013	VDOT Southgate Interchange Public Hearing- Inn At VA Tech (5-7pm)
May	15, 2013	NRV PDC Annual Planning Commission Training Event & Dinner NRV PDC, Competitiveness Center, Fairlawn (6:30 pm)
May	30, 2013	2013 CPEAV Legal Seminar- Stonewall Jackson Hotel, Staunton, VA
June	12, 2013	Planning Commission Site Visit (To be determined) Planning Commission Public Hearing (7:00 pm)
June	19, 2013	Planning Commission Regular Meeting

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
May 8, 2013**

A. APPROVAL OF MINUTES

- April 10, 2013

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON JUNE 12, 2013 AND BOARD OF SUPERVISORS ON JUNE 24, 2013

No public hearings to be scheduled

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON APRIL 10, 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:

Mrs. Hopkins established the presence of a quorum.

Present: Bryan Rice, Chair
 Joel Donahue, Vice-Chair
 Robert Miller, Member
 Bryan Katz, Member
 John Tuttle, Member
 Chris Tuck, Board of Supervisors Liaison
 Dari Jenkins, Planning & Zoning Administrator
 Brea Hopkins, Development Planner
 Steven Sandy, Planning Director

Absent: Cindy W. Disney, Secretary

APPROVAL OF AGENDA:

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

APPROVAL OF CONSENT AGENDA:

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

PUBLIC ADDRESS:

Mr. Rice opened the public address; however, there being no speakers the public address was closed.

PUBLIC HEARING:

None presented.

OLD BUSINESS:

None presented.

NEW BUSINESS:

None presented.

WORKSESSION:

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

Tourism Plan Review

Mr. Sandy introduced Mrs. Lisa Bleakley, Tourism Director.

Mrs. Bleakley reviewed the draft strategic tourism plan. The projected period for the plan is 2-3 years. The local universities help drive tourism in this area. Other travelers to the area include Blue Ridge Parkway users, business travelers, athletes, people related to filming activities, etc. In order to promote tourism in the area and increase revenues from tourism the Towns and County formed a tourism board and hired a director to begin a tourism program. For development of the plan a large group of people were invited to participate in information gathering sessions. That group was divided into smaller groups for input and evaluation of tourism in the county. The input was used to create specific goals and objectives to promote the area. She reviewed the goals of the next 3 years. Committees will be formed to help achieve the goals outlined in the plan.

Mixed Beverage Report

Mr. Sandy introduced Graham Owen, Planning Intern, who has been working on a report to address the projected impact of mixed beverage authorization at the I81 interchanges. He is a graduate student at Virginia Tech.

Mr. Owen stated there has been an interest in encouraging development along the I81 interchanges at exits 109 and 128. Rezoning requests have been approved at those interchanges; however, development has not occurred. The Towns have had a mixed beverage license for several years; however, the county has not moved forward to allow liquor by the drink until recently. The state legislation approved an amendment to the code to allow mixed beverage licenses at the two interchanges. He reviewed maps of the area and properties that would be impacted by the legislation. Mr. Owen reviewed projected restaurant sales and tax income from potential restaurants locating in the area. Conservative estimates (85% of national average) show a potential of \$594,466 in additional tax revenue for Montgomery County.

Mr. Katz commended Mr. Owen on his work. One thing that was very interesting was the difference in projected sales between the two exits. He stated that it may be helpful to include some additional planning considerations for the exits.

Mr. Donahue stated the topography for the two exits is also very different and may impact the type of development.

Comprehensive Plan Transportation Chapter Review

Mr. Sandy introduced JP Bhullar, Planning Intern, who has been working on amendments to the transportation chapter of the comprehensive plan.

Ms. Bhullar reviewed the state code regarding the update required to the transportation plan. The plan must be submitted to VDOT for review. The project began in October 2012 and the draft plan has been prepared for review. Information was divided in accordance with state, regional and local improvements. Plans for state level include Six Year Improvement Plan, VTrans, VA Surface Transportation Plan, and Governor McDonnell's 2013 Transportation Funding and Reform Package. Regional improvements include 2035 Long Range Transportation Plan, 2035 Long Range Rural Plan, Regional Transit Study, Bikeway, Walkway and Blueway Plan, Transit Development Plan, Village Transportation Links Plan, Freight Study, Livability Initiative: Transportation Goals, and Regional Airport Updates. Local improvement plans include the Route 8 study, the Route 11/460 study, Route 177 Corridor Study, Route 114 Study, Safe Routes to School Plans, Rural Plan, Rustic roads, Scenic Byways and Wilderness Road, Bicycle Plan, and the Huckleberry Trail. The next

phase for the transportation chapter amendment is to continue draft updates which is scheduled for completion the end of April 2013. At that time the plan will be sent to VDOT for review.

Mr. Katz stated he was impressed with the amount of information presented. The only comment regarding the information is the Route 11/460 road designation may be in conflict with another plan so verify the route designation.

Mr. Sandy stated the designation may have been revised.

2012 Annual Report

Mr. Sandy presented the 2012 Annual Report. He reviewed major projects, applications, subdivisions, GIS activities, etc.

Mr. Miller asked about the status of the cemetery project.

Mr. Sandy stated the GIS staff were continually working on the project and were determining the best way to release the information to the public.

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

Mr. Rice asked if the Commission would like to make a motion regarding the annual report which was presented during worksession.

On a motion by Mr. Katz, seconded by Mr. Donahue and unanimously carried the Planning Commission approved the annual report as presented.

LIAISON REPORTS:

Board of Supervisors: No report.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: No report.

Economic Development Committee: Mr. Tuttle stated the committee toured the new courthouse.

Public Service Authority: Mr. Donahue stated the Town of Christiansburg has not acted on the Joinder agreement.

Parks & Recreation: No report.

Radford Planning Commission: Mr. Miller stated there was a lengthy discussion on the subdivision ordinance and comprehensive plan.

School Board: Mr. Katz stated the last day of school will be May 31st. There is an initiative from the Governor's office regarding additional STEM funding.

Tourism Council: No report.

Planning Director's Report: Mr. Sandy stated information had been distributed regarding the Route 8 and Route 11/460 meetings. He asked Commissioners to advise staff if they were planning to attend the Planning Commissioners training offered by the NRV PDC or the Legal Seminar held by CPEAV.

Mr. Katz announced that he had completed his Planning Commission certification.

There being no further business the meeting was adjourned at 8:40 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: May 1, 2013

RE: **Staff Analysis (RZ-2013-10713)**

Request by Curtis W. & Deborah R. Goad (**Agent: Connie Hale**) to rezone approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant. The property is located 4040 Riner Road; identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Mixed Use within the Riner Village Plan.

I. NATURE OF REQUEST

The applicants, Curtis W. & Deborah R. Goad (Agent: Connie Hale), are requesting rezoning of approximately 0.41 acres from Agricultural (A-1) to General Business (GB), with possible proffered conditions, to allow a restaurant.

II. LOCATION

The subject property is located at 4040 Riner Road and is identified as Tax Parcel No. 119A-A-27, (Account No. 007248) in the Riner Magisterial District (District D). There is currently a large General Business (GB) district along the west side of Riner Rd. (Rt. 8) from the intersection of Cloverlea Dr. (Rt. 1342) to Tuckahoe Dr. (Rt. 1095). The General Business (GB) district extends to the east side of Riner Road (Rt. 8) to include some smaller areas in the vicinity of Union Valley Rd. (Rt. 669) and Tuckahoe Dr. (Rt. 1095). The properties directly adjoining the applicant's parcel to the north, east and south are currently zoned Agricultural A-1.

III. BACKGROUND

Connie Hale, Agent, currently operates the Buffalo and More Restaurant located directly across the street and would like to move the restaurant to this site in order to provide an opportunity for growth of the restaurant. With a loyal customer base, the owners feel the Riner community is a "great place to have a business . . . and would like to remain a part of this great community". Parking is limited at times in the current location and relocation

across Riner Road would provide an opportunity to “be a contributing factor and a thriving business in the Riner area”.

IV. IMPACTS

The impacts associated with rezoning the property are discussed below. The proposed use of the property, if the rezoning application is granted, is to allow the relocation of a restaurant and additional area to accommodate parking. This site currently has a Special Use Permit (SUP) approved April 8, 2002 to allow a “specialty shop” not to exceed 2,000 square feet in size. The most recent business located on this site was *Traveling Treasures*.

Transportation

According to Virginia Department of Transportation Daily Traffic Volume Estimates 2011, the annual average daily traffic (AADT) volume estimates for this section of Riner Rd. (Rt. 8) is approximately 8,692 vehicles per day. This estimate is based on typical daily traffic on a road segment for all days of the week, Sunday through Saturday, over a period of one year.

The proposed restaurant can be expected to generate an increase in traffic; however the increase will not generate enough additional vehicle trips per hour to require a review under the Virginia Department of Transportation (VDOT) Chapter 527 Regulation. The restaurant and associated parking will be accessed directly from Riner Road (Rt. 8) utilizing the existing commercial entrance (recently used by *Traveling Treasures*).

During plan review meeting(s) on April 25, 2013, John Jones, VDOT Land Use Engineer stated that upon first review of the concept plan, the owner may need to lengthen the throat of the commercial entrance to avoid congestion. Mr. Jones requested an application with appropriate sketches for review by VDOT.

Infrastructure

The property is currently served by PSA water through a 5/8” water meter and private onsite sewage disposal; however, the buyer is interested in connection to public sewer, if possible. According to a letter from Mr. Bob Fronk, PSA Director, dated September 27, 2012 (see attached), sanitary sewer service can be provided; however, the applicants would “need to obtain a private easement for the private sewer line crossing private property between the subject lot and public sewer force main”.

Schools

The applicant is proposing no impact to the school system as the property is intended to be used for commercial purposes. Therefore, no comments have been received from Montgomery County Public Schools.

Impact Summary

It appears that the range of uses associated with the proposed rezoning to General Business (GB) would generally be compatible with the use of surrounding parcels given the small size of the parcel and the topographic constraints, and that appropriate infrastructure is in place to support the proposed use.

V. COMPREHENSIVE PLAN

The subject property is in an area designated "Village Expansion" in the 2025 Comprehensive Plan and further described as "Mixed Use" within the Riner Village Plan.

Village Expansion

According to section PLU 1.6.3 of the Montgomery County Comprehensive Plan:

Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village expansion areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core.

Furthermore, RVP 1.2.5 Encourage Mixed-Uses, provides the following guidance:

Land uses along Route 8 and Five Points Road in the Historic Area should be a mix of residential, commercial, office and civic uses. Limit new commercial and employment uses to small-scale buildings with small building footprints that are architecturally compatible with traditional commercial and civic uses.

Comprehensive Plan Summary

The applicant has proposed that a 0.41 acre parcel be rezoned to a higher intensity land use from Agriculture (A-1) to General Business (GB). The applicant has prepared a concept plan that shows growth in an area where it can be supported by infrastructure improvements, while maintaining the existing community character and aiding in the redevelopment of a currently vacant structure.

The proposal is consistent with the Planning and Land Use chapter of the Montgomery County 2025 Comprehensive Plan as well as the Riner Village Plan. As proposed, this development meets the goals and objectives of the future land use for this area and does qualify for consideration of rezoning from Agriculture (A-1) to General Business (GB). Furthermore, it appears that the property could achieve a more intense use through the proposed rezoning and increase compliance with the vision expressed in the comprehensive and village plans by rezoning to General Business (GB).

VI. ANALYSIS

The subject parcel qualifies for rezoning to General Business (GB) per 10-28 of the Montgomery County Code. Furthermore, a “restaurant” and associated parking are permitted as a by-right use in General Business zoning districts, according to section 10-28(3)(ii) of the zoning ordinance.

The proposed zoning changes will not present a significant change in land use compared to the existing surrounding community uses, but may represent an increase in intensity as compared to the previous use as a “specialty shop” not to exceed 2,000 square feet. It is expected that the proposed restaurant will bring more traffic to this site than “*Traveling Treasures*” attracted.

VII. STAFF RECOMMENDATION

Staff recommends **approval** of the proposed rezoning of 0.41 acres from Agriculture (A-1) to General Business (GB).

At the time this report was issued, the Planning and GIS Services office had not been contacted regarding this request. Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3). However, consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Aerial Map
Zoning Map
Site Photos
Application Materials & Concept Sketch



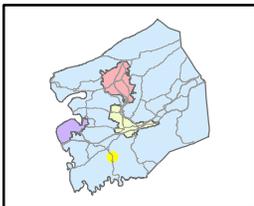
**Curtis Goad
Connie Hale
Request For Rezoning**

**A1 to GB
Parcel ID - 007248**

Legend

-  State Roads
-  Interstate Highway
-  Private Roads (Named)
-  Planned Highway
-  Railroad
-  Hydrology
-  Tax Parcels
-  Subject Property - Goad / Hale

Aerial 2011



Montgomery County, Virginia
DISCLAIMER

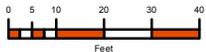
INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OF ANY INFORMATION SHOWN.

EXACT LOCATION OF ANY FLOOD ZONE TO BE CERTIFIED BY LICENSED LAND SURVEYOR, ENGINEER, OR ARCHITECT.

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVOLUNTARY RESULTS, AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.



Prepared by Montgomery County, Va
Planning & GIS Services, 4/3/2013





**Curtis Goad
Connie Hale
Request For Rezoning**

A1 to GB

Parcel ID - 007248

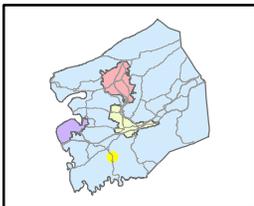
Legend

- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Subject Property - Goad / Hale

County Zoning

Zoning Class

- A1 - Agriculture
- GB - General Business
- R2 - Residential
- RM1 - Multi-Family Residential



Montgomery County, Virginia
DISCLAIMER

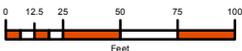
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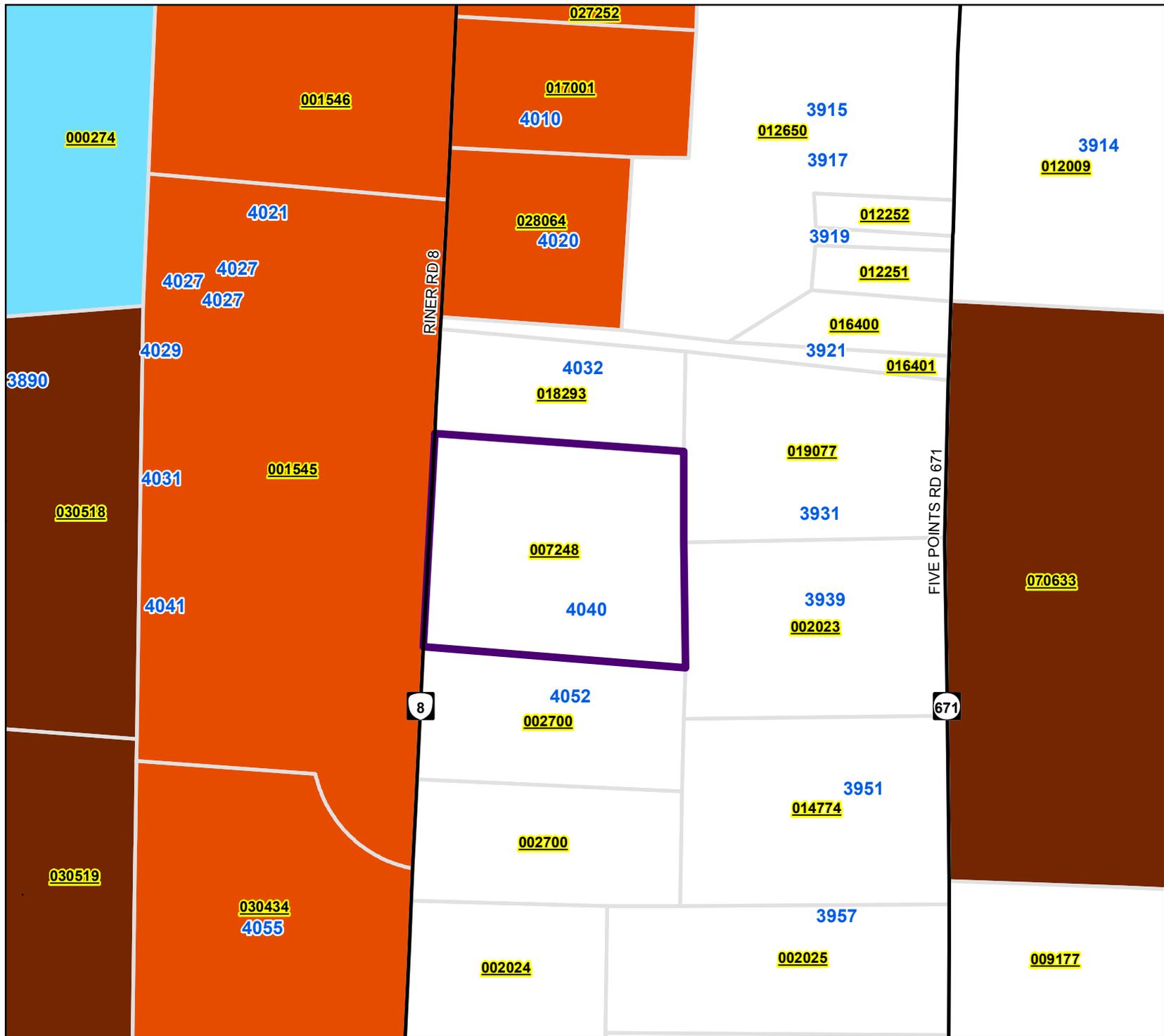
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Prepared by Montgomery County, Va
Planning & GIS Services, 4/3/2013





REZONE A-1 TO GB 4040 RINER RD. RZ-2013-10713
GOAD & HALE, CONNIE PARCEL ID: 007248
PHOTOS TAKEN: 04.23.2013



REZONE A-1 TO GB 4040 RINER RD. RZ-2013-10713
GOAD & HALE, CONNIE PARCEL ID: 007248
PHOTOS TAKEN: 04.23.2013



REAR YARD

REZONE A-1 TO GB 4040 RINER RD. RZ-2013-10713
GOAD & HALE, CONNIE PARCEL ID: 007248
PHOTOS TAKEN: 04.23.2013

3



REAR YARD

REZONE A-1 TO GB 4040 RINER RD. RZ-2013-10713
GOAD & HALE, CONNIE PARCEL ID: 007248
PHOTOS TAKEN: 04.23.2013

4

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)
 Rezoning Rezoning & Special Use Permit Special Use Permit

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

Property Owner: <u>CONNIE J. HALE</u>	Agent: _____
Address: <u>305 BRIARWOOD DRIVE</u>	Address: _____
<u>CHRISTIANSBURG, VA. 24073</u>	_____
Phone 1: <u>540-230-4151</u>	Phone 1: _____
Phone 2: _____	Phone 2: _____
Email: <u>ccook@blacksburg.gov</u>	Email: _____

Location of Property/ Site Address: 4040 RIVER ROAD, RIVER VA. 24149

Legal Record of Property: Total Area: 0.41 Acres Magisterial District RIVER

Parcel ID: 007248 Tax Parcel Number(s): 119A-127

Rezoning Details: Current Zoning District: A1 Requested Zoning District: GB

Desired Use(s): RESTAURANT

Special Use Permit: Current Zoning District _____ Total Area/Acres: _____

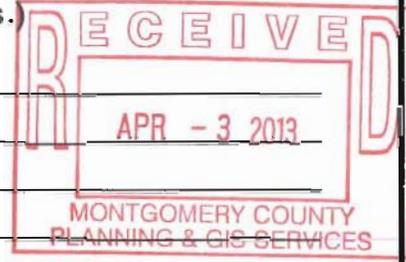
Desired Use(s): _____

Comprehensive Plan Designation: RURAL; DESIGNATED AS MIXED USE IN THE VILLAGE OF RIVER

Traffic Impact Analysis Required: Yes (payment enclosed) No

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.

<u>[Signature]</u>	<u>3-28-13</u>	Agent's Signature	Date
Property Owner(s) Signature	Date		



FOR OFFICE USE ONLY

Date Received: 04-01-2013 Application Number: RZ-2013-10713

Traffic Impact Analysis and Payment Received: Yes No ^{N/A} Date Submitted to VDOT: _____

Buffalo and More Restaurant



March 28, 2013

Dari Jenkins, CZA
Planning & Zoning Administrator
Montgomery County Government Center
755 Roanoke St, Suite 2A
Christiansburg, VA 24073

RE: **Application for Rezoning of 4040 Riner Rd - Riner, Va.
Associated with the Proposed Relocation of Buffalo and More Restaurant
Tax Map No. 119A-A27 (Parcel 27)
Justification Letter for Rezoning Application**

Dear Ms. Jenkins:

Buffalo and More Restaurant would like to apply to rezone the property located at 4040 Riner Road, Riner Va. from A1 to GB. This request is associated with the request to relocate our restaurant to 4040 Riner Rd, Riner Va. Buffalo and More Restaurant is currently located at 4041 Riner Rd, Riner Va which is directly across the street from the location of our request for a rezoning of the property. This request appears to be consistent with the surrounding areas and businesses already located in this area.

It is our hope to relocate our restaurant to the new location to better serve our customers and to continue to grow and be a contributing factor and a thriving business in the Riner area. We have a loyal group of customers which continues to grow. We enjoy being a part of the Riner Community and would like to keep our restaurant in this area to better serve our customers and clients. The Riner community is a great place to have a business and it continues to grow every year and would like to stay a part of this great community.

The relocation and rezoning request to the proposed site is consistent with other businesses in this area. Across the street is the Riner Food Center, Buffalo and More's current location and at one time Newman's Pharmacy, a bank and miscellaneous other retail businesses operating out of the Old Post Office.

Traffic would not be increased and should stay the same as our current location. Our traffic volume is much less than that generated from the Riner Food Center and our proposed site will have sufficient parking for our customers and staff parking with proposed parking to the rear and side of the existing structure. The move across the street would be consistent with other businesses in the same area.

We are planning on keeping the structure looking as much like it is now with the exception of the installation of a Fire Suppression Hood System and the addition of a small porch to the left side of the structure. Also, included on the site plan is proposed screening and buffering from our adjoining neighbors. In addition, we are not installing any new site lighting and our outside lights would look and appear as single family home lighting.

The structure is currently connected to the public water system and we are proposing to connect to the public sewer. No Additional structures or accessory structures are proposed to be construction on this site at this time.

The proposed restaurant produces low noise and no odors that would be a nuisance to our neighbors.

There will be little to no grading associated with this project except for minor grading to install the additional parking. This work would all be done at the same time and no phasing is anticipated at this time.

The change of use of the structure would be in compliance with all the requirements of the 2009 Virginia Uniform Statewide Building Code including safety issues such as means of egress from the building, life safety requirements and health department requirements.

We will not be disturbing any wildlife or natural resources with this project and we are planning on keeping the look of the property as close to how it appears today.

Currently Buffalo and More employs 4 full time employees and 5 part-time employees. We are anticipating that at the new location will need to hire additional part-time staff. Our current hours of operation are Mondays – Closed; Tuesday and Wednesday – 11 am to 7 pm; Thursday through Saturday – 11 am to 8 pm and Sunday's noon to 6 pm.

Relocating our restaurant across the street is a better location for the convenience of our customers and provides us with an opportunity to grow and better serve our customers and the community. We pride ourselves in serving freshly made foods and are dedicated to using locally grown products at our restaurant.

It is with our hope that you will approve the Rezoning request we are requesting. I would also like to thank you for your time and consideration in this matter and I look forward to speaking with you about this exciting move.

If you should need additional information or have questions please do not hesitate to contact me.

Sincerely,



Connie J. Hale
Owner/Applicant
Buffalo and More Restaurant
305 Briarwood Drive
Christiansburg, VA 24073
540-230-4151

Adjoining Property Owners of 4040 Riner Road, Riner VA

(Property Applying for Special Use Permit – 4040 Riner Rd, Riner VA Parcel 27)

Adjoining Properties-

Bill Pack – 3473 Five Points Rd., Riner, VA 24149 Parcel 26

Stanley Moran – 4031 Riner Rd, Riner VA 24149 Parcel 24 & 25

Leonard Cox – 4052 Riner Rd, Riner VA 24149 Parcel B1

Michael Blevins – 3939 Five Points Rd, Riner VA 24149 Parcel A1

Donald Taylor – 3931 Five Points Rd, Riner VA 24149 Parcel A2





**MONTGOMERY COUNTY
PUBLIC SERVICE AUTHORITY**

**Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185
September 27, 2012**

Gary D. Creed, Chairman
William H. Brown, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Matthew R. Gabriele, Member
Annette S. Perkins, Member
James D. Politis, Member
Christopher A. Tuck, Member

Robert C. Fronk, PE
PSA Director

C. R. Graves Builder Inc.
Via Email: crgravesbuilder@aol.com

RE: Availability No. 12-32
4040 Riner Road
Tax Map No. 119-A A 27
Parcel ID 007248
Water/Sewer

Dear Sir:

Public sewer can be made available to this property at 4040 Riner Road, Parcel ID 007248. Our records indicate that this property is currently served by public water by a 5/8" water meter.

Public sewer can be provided by an individual sewer pump and sewer service force main with connection to the public sewer force main located along the near side of Five Points Road to the east of the subject property. *You will need to obtain a private easement for the private sewer line crossing private property between the subject lot and public sewer force main.* You will need to properly size the sewer pump for proper operations with connection to the public force main and submit the design to the PSA for review and approval. The sewer facility fee is \$3,000.00 and the sewer connection fee is \$750.00 for a total cost of \$3,750.00. The fees include the connection to the public sewer force main. The owner would be responsible for the complete installation of the individual sewer pump and sewer service pipe to the public sewer force main.

The sewer connection fees include an inspection fee for the sewer service line between the public sewer force main and the building. This inspection must be completed and approved prior to initiation of the service. You should coordinate the inspection with the PSA prior to installation of the sewer service line.

If the owner wants to proceed with this service, please make application and pay the appropriate fees at the Finance Office in the Montgomery County Government Center at 755 Roanoke Street. ***This letter and stated fees are only valid to October 1, 2013.***

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

If you should have questions or need additional clarification of the above information, please call me at 381-1997.

Sincerely

A handwritten signature in black ink, appearing to read 'R. Fronk', written over a white background.

Robert C. Fronk, PE
PSA Director

cc: Utility Billings

Notes

- Not in a Flood Plain/Zone
- No Easements
- Property Zoned A1
- No Proposed Site Lighting
- Existing Public water/Proposed Connection to Public Sewer
- 0.41 Acres
- No Grading required Except for Paving Requirements
- Grease is Recycled /Trash will be taken to Montgomery Co. Drop Off
- Structure Main Floor 1600SFT /Basement (Will Not Be Used –Phase 2) 1600SFT
- Seating Capacity=58
- No New Entrances Are Proposed
- 19 Proposed Parking Spaces
- Existing Building =14ft Height
- Exterior Rouging –Brick
- Roof –Asphalt Shingles Architecture

Buffalo and More Proposed Restaurant

4040 Riner Rd.

Tax Map No. 119-AA27

Special Use Permit Application

March 29, 2013

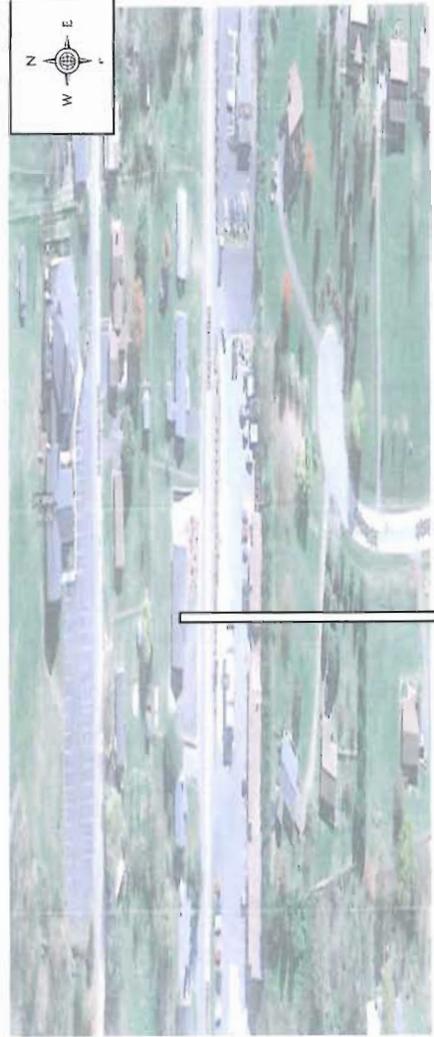
Prepared By Trevor Shamkin – Contractor

Connie Hale – Owner

Owner/Applicant: Connie J. Hale

Existing Use of Structure: Retail

Proposed Use of Structure: Restaurant /Retail

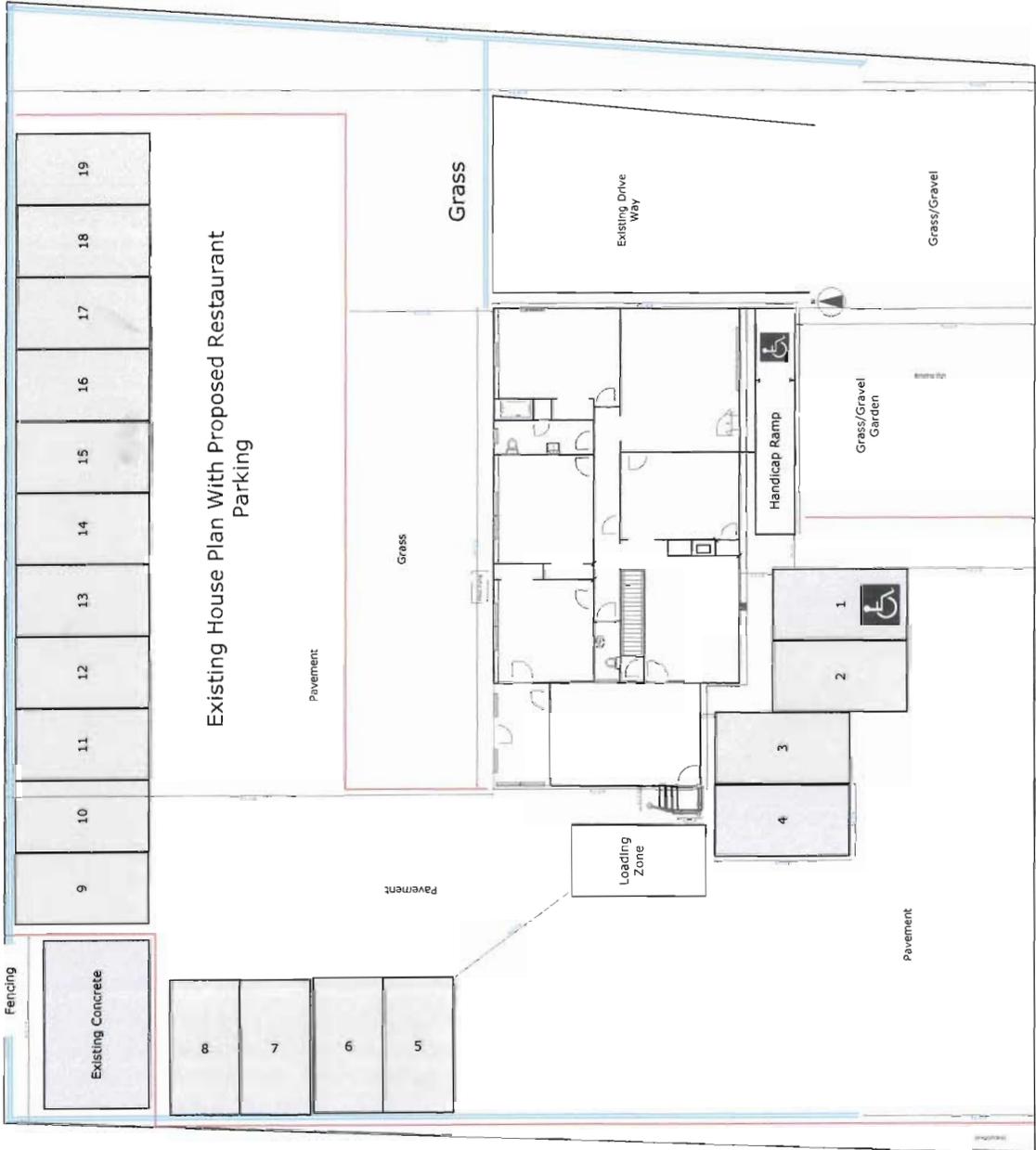


4040 Riner RD.



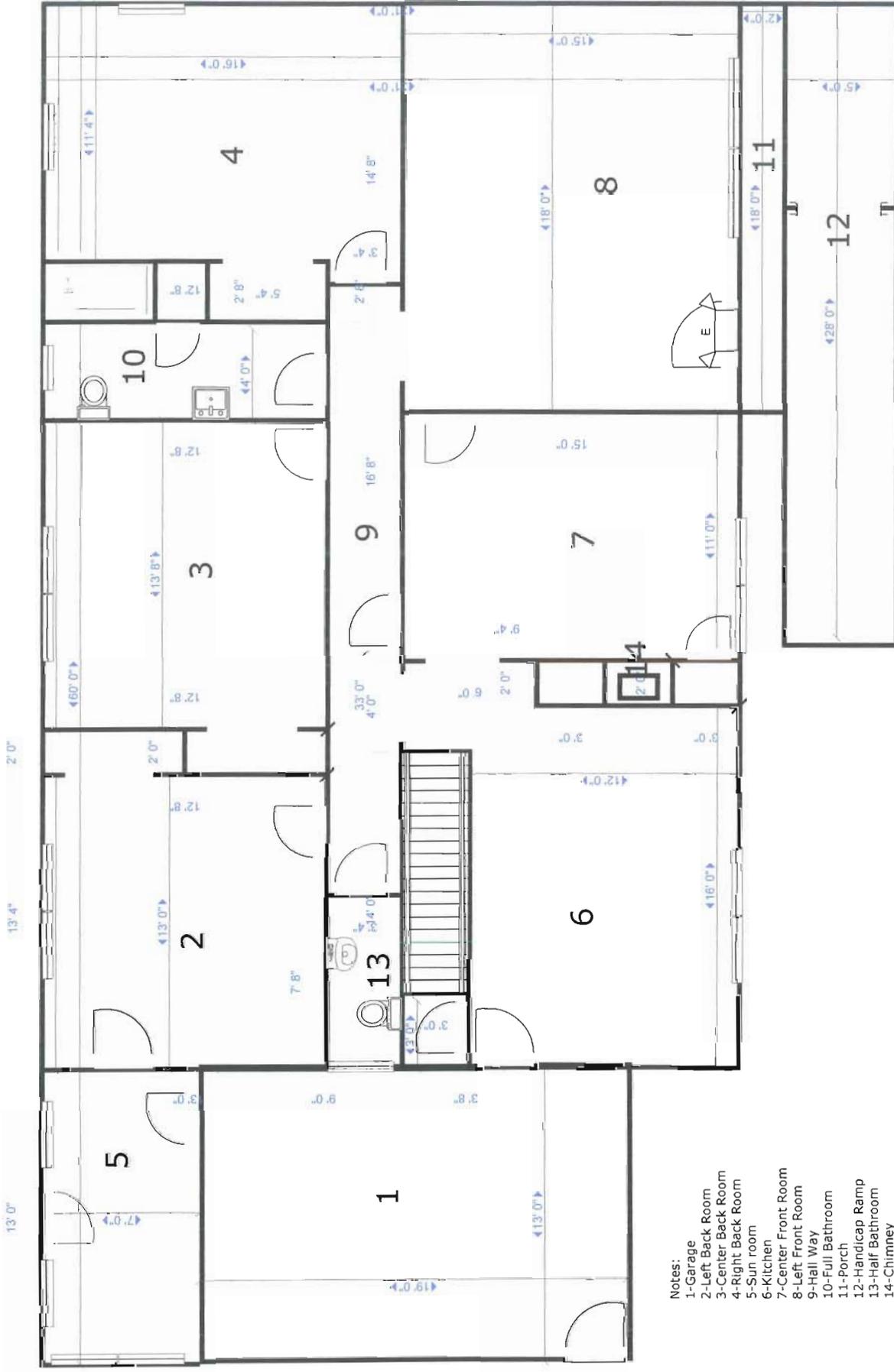
Prepared by: Trevor Shamkin, Contractor

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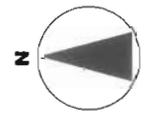


Notes:
 1. Solid Lines = Proposed Paving
 2. Dashed Lines = Proposed 5' x 6' R.
 3. Dotted Lines = Proposed 12' x 12' R.
 4. One Loading Zone 12' x 12' R.

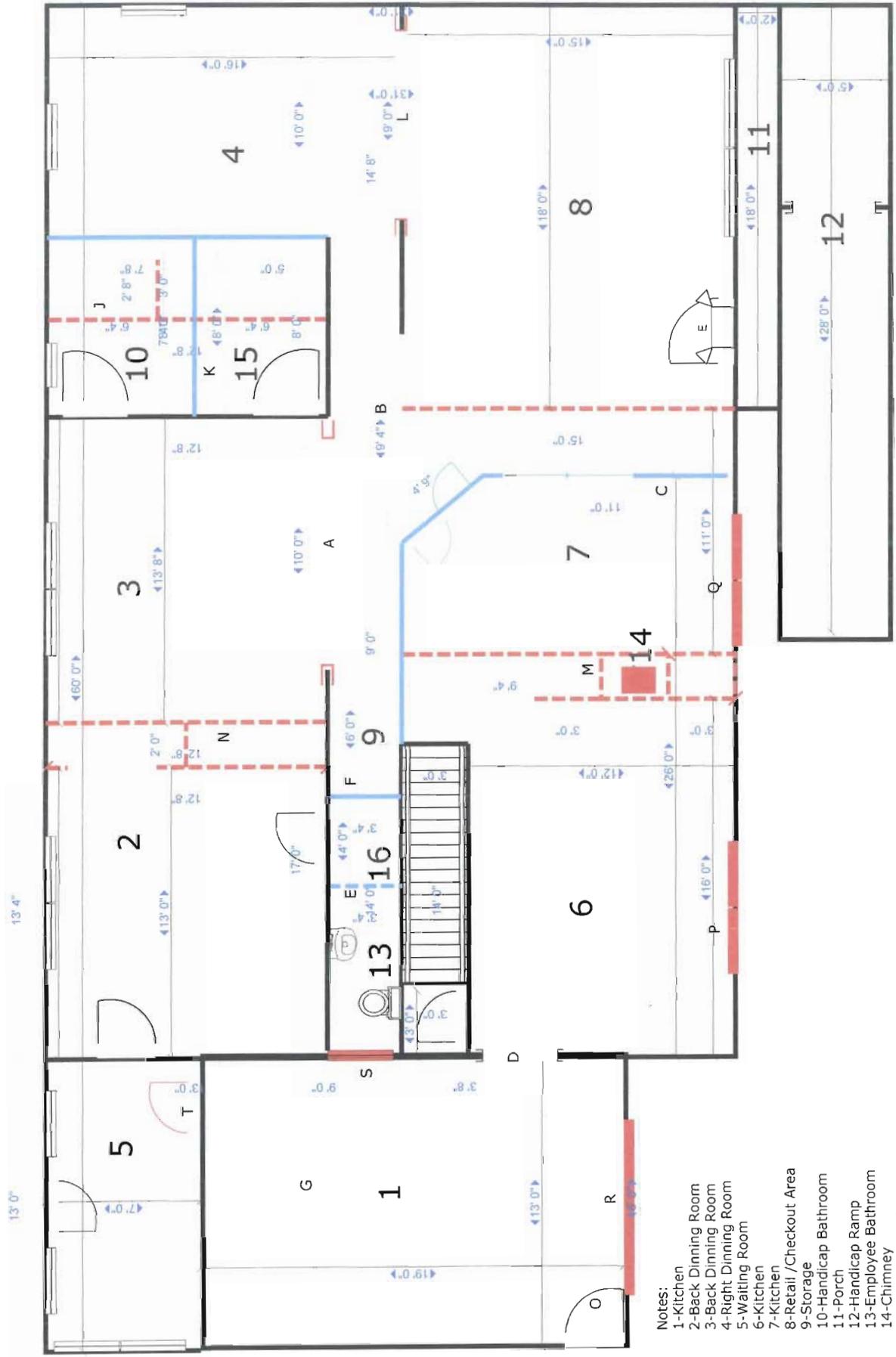
CONCEPT PLAN; REZONING A1 TO G1B
 4040 RINER RD; PARCEL ID: 007248



Existing Floor Plan



- Notes:
- 1-Garage
 - 2-Left Back Room
 - 3-Center Back Room
 - 4-Right Back Room
 - 5-Sun room
 - 6-Kitchen
 - 7-Center Front Room
 - 8-Left Front Room
 - 9-Hall Way
 - 10-Full Bathroom
 - 11-Porch
 - 12-Handicap Ramp
 - 13-Half Bathroom
 - 14-Chimney



Existing Floor And Demolition Plan

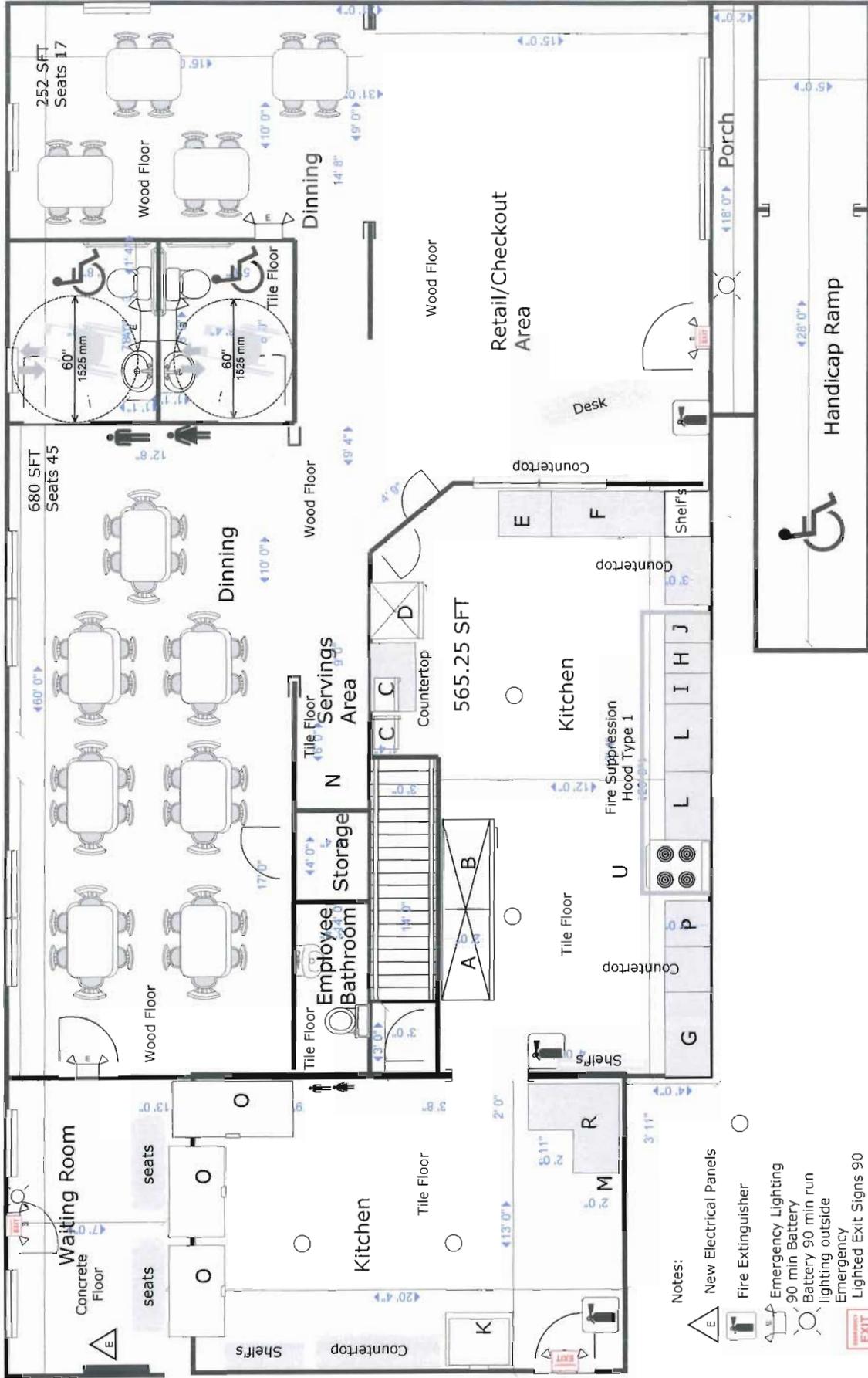
- Notes:
- 1-Kitchen
 - 2-Back Dining Room
 - 3-Back Dining Room
 - 4-Right Dining Room
 - 5-Waiting Room
 - 6-Kitchen
 - 7-Kitchen
 - 8-Retail /Checkout Area
 - 9-Storage
 - 10-Handicap Bathroom
 - 11-Porch
 - 12-Handicap Ramp
 - 13-Employee Bathroom
 - 14-Chimney
 - 15-Handicap Bathroom
 - 16-Storage
- Red Color=Removal of Walls /Door, Windows
 Blue Color=Adding of Walls/Door, Windows

Addition and demolition notes

- A. Removing walls/ adding (2) LVL 11.25 inch beams
- B. Removing wall/ adding (2) LVL 11.25 inch beams
- C. Moving wall/ adding opening for windows
- D. Removing wall/ adding larger beam header (2) LVL 11.25inch beams
- E. Adding wall (16 on center framing 2*4 spruce pine #2)
- F. Adding wall (16 on center framing 2*4 spruce pine#2)
- G. Adding decking to level floor to kitchen
- H. Raising door for outside entry / add platform and steps
- J. Removing wall for bathrooms
- K. Moving wall/ Add wall/ Add door for bathrooms (16 on center framing 2*4 spruce pine #2)
- L. Removing wall/ Adding (2) LVL 11.25inch beams
- M. Removing walls, non-load
- N. Removing walls non- load
- O. Add steps outside for door height change (Three steps and 3*3 Platform)
- P. Removing Windows (16 on center framing 2*4 spruce pine #2)
- Q. Removing Windows (16 on center framing 2*4 spruce pine #2)
- R. Removing Garage Door/Framing in (16 on center framing 2*4 spruce pine#2)
- S. Removing Window/Adding Door
- T. Removing Door Opening/ Framing in (16 on center framing 2*4 spruce pine #2)

13' 0"

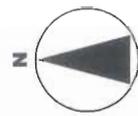
13' 4"



- Notes:
- New Electrical Panels
 - Fire Extinguisher
 - Emergency Lighting
 - 90 min Battery
 - Battery 90 min run lighting outside
 - Emergency
 - Lighted Exit Signs 90 min Battery

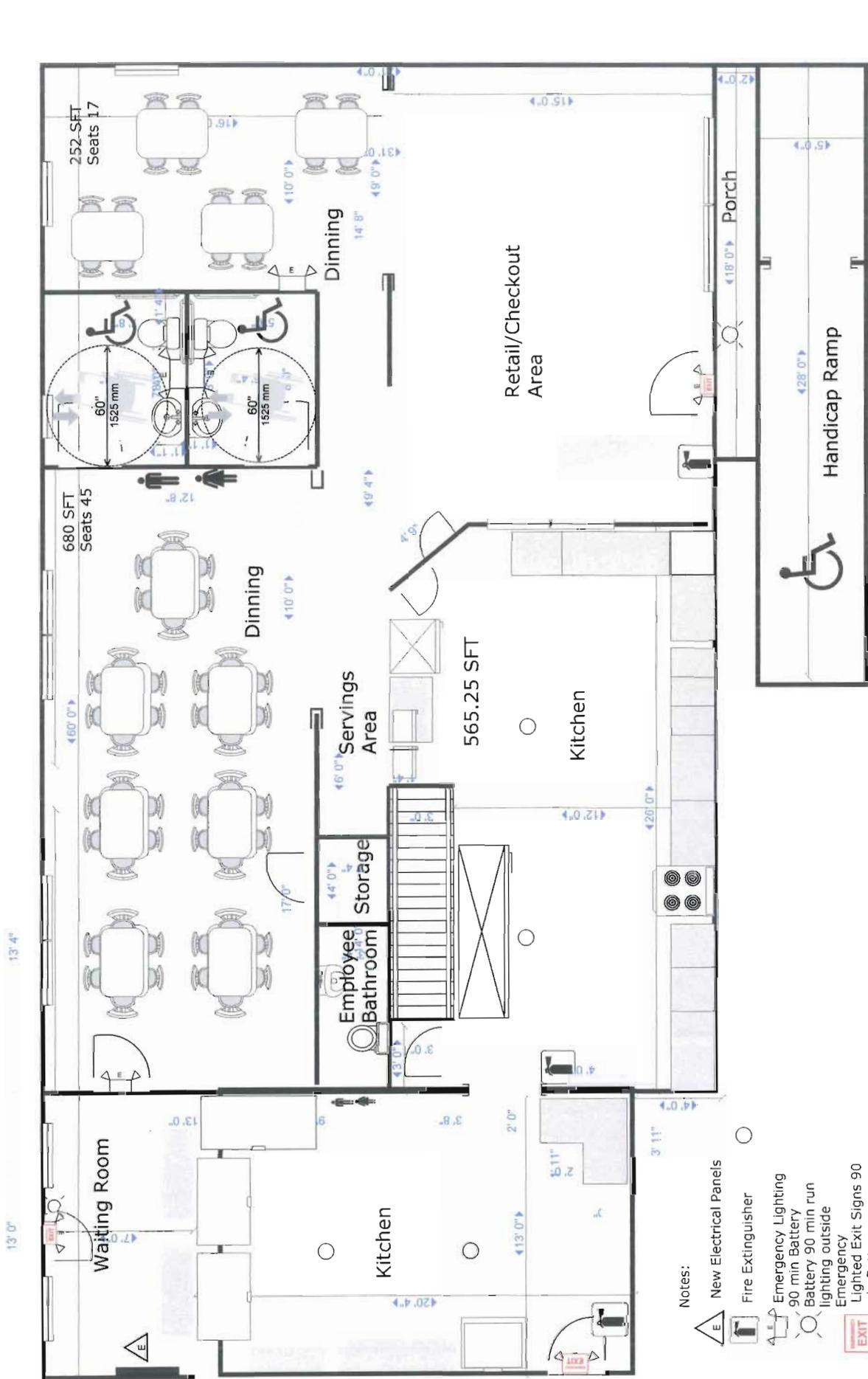
Proposed Restaurant Kitchen Floor Plan

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Kitchen Key

- A.** Freezer
- B.** Freezer
- C.** Microwave (5) In shelving system/Commercial grade
- D.** Freezer
- E.** Preparing refrigerator Conner top
- F.** Preparing refrigerator Conner top
- G.** Sink /Tied into Grease Trap
- H.** Fryer
- I.** Fryer
- J.** Fryer
- K.** Vent Hood /Double Oven
- L.** Stove top/ flat grill (2)
- M.** Grease Trap
- N.** Ice Maker /Sink /Drink Machine
- O.** Freezer (3)
- P.** Preparing refrigerator Conner top
- R.** 3 compartment sink / Tied into grease trap
- U.** Stove top 6 burner/ Oven



Proposed Restaurant Table Floor Plan

- Notes:
- New Electrical Panels
 - Fire Extinguisher
 - Emergency Lighting
 - 90 min Battery
 - Battery 90 min run lighting outside
 - Emergency Lighted Exit Signs 90 min Battery



Buffalo and More Proposed Restaurant

4040 Riner Rd.

Building Code Data

200 9 Va. Construction code

1600 SFT main level

1600 SFT (Basement not to be finished at this time and will not be used)

Use group: A2

Type of construction: 5B

Handicap bathroom: 2

Handicap ramp: existing

Emergency lights/exits: 2

Occupancy: 68

Seating: 58

Proposed by: Trevor Shamkin