

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**NOVEMBER 9, 2022 | 7:00 PM**  
**Montgomery County Government Center**  
**755 Roanoke Street, Christiansburg, VA**

**I. CALL TO ORDER**

**II. DETERMINATION OF A QUORUM**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF CONSENT AGENDA**

- a. September 21, 2022 Meeting Minutes
- b. October 12, 2022 Meeting Minutes
- c. October 19, 2022 Meeting Minutes

**V. PUBLIC HEARINGS**

- a. **RZ-2022-00595** - A request by Roanoke Valley Holdings, LLC (Agent: Balzer and Associates) to rezone properties identified as Tax Map 077-A 124 and 078-A 1 (Parcel IDs: 020970 and 020958), totaling 33.54 acres in the Price's Fork Magisterial District. The applicant requests a rezoning with proffered conditions of 15.07 acres from Agricultural (A-1) to Multi-Family Residential (RM-1) to support the development of 150 multi-family residential units and 12 two-family (duplex) units, and 18.47 acres from Agricultural (A-1) to Residential (R-3) to support the development of 39 single-family residential lots. The subject properties are addressed as 1784 and 1756 Pepper's Ferry Road, Christiansburg, and are located approximately 0.05 miles southeast of the intersection of Pepper's Ferry Road (Route 114) and Rolling Hills Drive (State Route 1286) and directly northeast of the intersection of Pepper's Ferry Road and Dominion Drive (State Route 760). The property lies in an area designated as Urban Expansion in the 2025 Montgomery County Comprehensive Plan.
- b. **SUP-2022-00589** - A request by 9DG, LLC (Agent: Foresight Design Services) for a Special Use Permit (SUP) to allow a travel center on 2.6 acres. The proposed use is defined as Travel Center under the Zoning Ordinance, which is permitted in the GB General Business Zoning District only by a Special Use Permit. The property is located at 2500 Tyler Road (US Rt 177), at the intersection of Tyler and Mud Pike Road (State Rt 600). The property is further identified as Tax Map 104-A 36 (Parcel ID: 016517), zoned General Business (GB) in the Riner Magisterial District. The property currently lies in an area designated as an Urban Development Area in the 2025 Comprehensive Plan

**VI. PUBLIC ADDRESS**

**VII. WORK SESSION**

- a. **SUP-2022-00613**- A request by **Indigo Road Investments** (Agent: Gay and Neel, Inc.) to amend an existing special use permit to allow a rubble landfill for the disposal of inert debris on approximately 30 additional acres of 249.131 total acres. The proposed amendment to the special use permit would increase the total area of the rubble landfill to approximately 34 acres. The proposed use is identified as Rubble, landfill under the Zoning Ordinance which is permitted in A-1 Agricultural District only by a special use permit. The property is located 0.5 miles east of Walton Road (Rte 663) and 0.1 miles south of Spaulding Road (Rte 720) with the entrance being 0.27 miles from the intersection of Radford Road (Rte 11) and Walton Road (Rte 663). The property is identified as Tax Map Number 091-A-19 (Parcel ID: 021900), 124.094 acres; Tax Map Number 091-A 4B (Parcel ID: 011608), 120 acres; and Tax Map Number 077-A 80 (Parcel ID; 002968), 5.037 acres, in the Riner Magisterial District. The property currently lies in an area designated as Resource Stewardship in the 2025 Montgomery County Comprehensive Plan

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

- a. Appointment of Nominating Committee for 2023 Planning Commission Officer Elections

**X. LIAISON REPORTS**

- Board of Supervisors – Sara Bohn
- Public Service Authority – Sara Bohn
- Blacksburg Planning Commission
- Christiansburg Planning Commission – Bryan Rice
- Radford Planning Commission
- Tourism Council – Bob Miller
- Parks and Recreation – Adam Workman
- Planning Director’s Report – Brea Hopkins

**XI. ADJOURNMENT**

**UPCOMING MEETING DATES:**

November 15, 2022	Meeting/Public Hearing	7:00 PM
December 14, 2022	Meeting/Public Hearing	7:00 PM
December 21, 2022	Meeting/Public Hearing (canceled)	

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON SEPTEMBER 21, 2022 IN THE BOARD OF SUPERVISORS MEETING ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Workman called the meeting to order at 7:00.

**DETERMINATION OF A QUORUM**

Ms. Wright called the roll to determine a quorum.

Present: Adam Workman, Chair  
Bryan Rice, Vice-Chair  
Bill Foster, Secretary  
Lonnie Linkous  
Robert Miller  
Andrea Sharpe-Robinson  
Pamela Simpkins  
Trey Wolz  
Sarah Bohn, Board of Supervisors Liaison

Staff: Angie Hill, Deputy County Administrator/CFO  
Brea Hopkins, Planning Director  
Justin D. Sanders, Senior Planner  
Kimberley Wright, Planning Coordinator

**APPROVAL OF AGENDA**

On a motion by Mr. Miller, and seconded by Mr. Foster, the Planning Commission unanimously approved the agenda with changes.

**APPROVAL OF CONSENT AGENDA**

On a motion by Mr. Wolz, and seconded by Ms. Miller, the Planning Commission unanimously approved the Consent Agenda (Mr. Foster abstained).

**PUBLIC HEARINGS**

**SUP-2022-00589** A request by 9DG, LLC (Agent: Foresight Design Services) for a Special Use Permit to allow a travel center, as defined in the Zoning Ordinance, on 2.6 acres currently zoned General Business (GB). The property is located at 2500 Tyler Road, east of the intersection of Mud Pike Road (State Route 600) and Tyler Road (US Route 177), Christiansburg. The property is further identified as Tax Map 104-A 36 (Parcel ID: 016517), in the Riner Magisterial District. The property lies in an area

designated as an Urban Development Area in the 2025 Montgomery County Comprehensive Plan.

Ms. Hopkins presented a vicinity map and site images with the background information for the request.

The property consists of a single parcel of 2.6 acres with prior uses as a convenience store with fuel pumps, dwelling, auto repair-sales and medical transport business. The proposed use of this Special Use Permit is a convenience store, motor fuel sales, parking for freight trucks, electric vehicle charging stations and a full-service restaurant.

A Traffic Impact Analysis was submitted, and reviewed, by both VDOT and the County's Transportation Consultant. Exceptions from VDOT will be required for the spacing between proposed entrances. The transportation consultant has questioned whether appropriate site distance is attainable. The proposed concept plan closes and relocates existing entrances, and proposes to improve the right turn lane on Mud Pike.

Traffic Impact concerns include the amount and type of traffic that would be added to Mud Pike, such as size and weight of trucks, wait times for turning left off Mud Pike, lengthy backups on Mud Pike, lack of site distance for tractor trailers and the reduction of level of service from a C to a D.

Ms. Hopkins reviewed the Route 177 Corridor Overlay District designation of Mud Pike as a Corridor Collector Street, and how the conditions apply.

Much of the site has been previous developed; however, compliance with all stormwater and E&SC regulations are still required. The site was previously service by public water and sewer, increased capacity at the site is anticipated. The PSA Director has confirmed that capacity exists for the proposed development.

The site was previously utilized for commercial purposes; however, the addition of a truck rest area generates additional impacts that will add to concerns that will need to be addressed. Those concerns include topographical challenges for buffering light and noise, trash disposal in the parking area, dark friendly skies consideration and preventing glare onto adjacent properties. The applicant has stated that high-rise signage will not be installed.

Ms. Hopkins discussed the Comprehensive Plan and the Urban Development Area classification that exists in the location of the proposed travel center. Staff agrees that the use is compatible with a UDA; however, Travel Centers are not a by-right use to allow for evaluation of impacts. Furthermore, the Transportation Chapter of the Comprehensive Plan highlights two areas of concern regarding traffic including connectivity and access management and commercial access.

Staff recognizes the need for a travel center along the I-81 Corridor, as parking of tractor trailers along the Interstate and the exit/entrance ramps is an increasing problem. The proposed use could alleviate some of these issues. Ms. Hopkins reached out to two other local travel centers (Exits 101 and 128) and reported that each of these travel centers have 50 parking spaces, and saw an average of 200-300 trucks per day. Comparatively, the travel center located at Exit 98 has 15 parking spaces, and see approximately 100-150 trucks per day.

Staff remains concerned about impacts regarding the traffic amount and type, noise, aesthetics, and the size of the development.

While a convenience store was previously located at the site, this proposal increases the intensity of the use and associated traffic in the following ways: number of fuel pumps increases from 4 to a minimum of 12, a high-turnover restaurant, 23 truck spaces for long-term parking, and truck fuel sales.

The existing intersection is not ideal since there are issues with drainage, alignment and pavement markings. Turman Lumber has tractor trailers utilizing Mud Pike at an estimated 100 trucks per day, Monday – Friday.

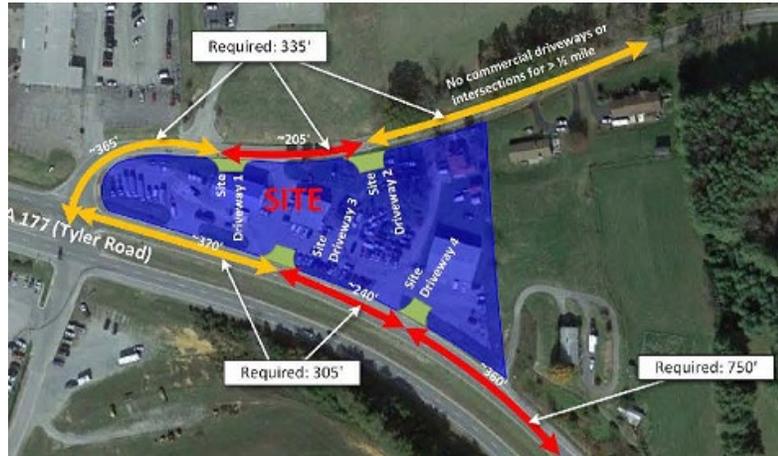
A revised concept plan was submitted after the August Planning Commission Work Session that achieved the following: additional right-of-way was dedicated at the intersection, drainage issues were addressed, and a longer right turn lane off Mud Pike was created. While the changes do alleviate some of the impact, traffic backup is still anticipated due to the type of vehicles.

Neighboring residential dwellings may also be impacted by noise and aesthetics of the truck parking. Mitigating those impacts may be difficult due to the topography of the adjoining parcels. The applicant has proposed a Type 3 vegetative buffer only along the truck parking area. This is the buffer that would be required by the Zoning Ordinance, additional landscaping has not been shown, but may be required during site plan review.

Due to the numerous impacts to traffic on Mud Pike, staff recommends denial of the Special Use Permit. If the Commission feels impacts have been mitigated and opts to make a recommendation of approval, staff recommends the consideration of a series of conditions, subject to public input and guidance received by the Commission:

1. Conceptual Layout – Site will be developed in general conformance with the concept plan dated August 29, 2022 and prepared by Foresight Design Services.
2. All entrances shall be approved by VDOT and shall meet VDOT requirements per Section 10-39 of the Montgomery County Code. In addition, entrances (as referred to in TIA Figure 7) shall be limited as follows:
  - Tyler Road access shall be limited to right in/out movements only.
  - Access #4 shall be limited to truck traffic only
  - Access #3 shall be limited to passenger vehicle traffic only.

- Access #2 shall be limited to trucks exiting the site.



3. In addition to the required Type 3 buffer shown on the concept plan an opaque fence shall be installed between the truck parking area and the adjoining properties.
4. Exterior lighting shall be designed to prevent glare onto adjacent properties/roadways and shall comply with "Dark Sky Friendly" standards.
5. All trucks parked in the long-term parking area shall be in operable condition.
6. The proposed dumpster enclosure shall be shielded from view along the 177 corridor.

Staff reported to the Commission that all notification requirements of the public hearing were adhered to. A number of inquiries have been received from the public prior to tonight's hearing seeking additional information and to express concern with the proposed development.

City of Radford has stated they have no concerns regarding impacts to the public water and sewer capacity. Increased traffic on 177 could be a potential issue of concern.

Mr. Foster asked if the owner is proposing to fill in the widened area off of their property and shift the paving and asked how many tractor trailers can fit in middle lane to take a left turn? Staff noted that Mr. Neel would have to answer.

Mr. Miller pointed out that Mud Pike becomes an alternate route for 81 traffic due to accidents, and the effect is increased traffic. Mr. Rice asked how many times that has happened in the last year? Staff can get that information prior to making decision.

Ms. Simpkins asked for clarification on site distances not being met, particularly those turning left.

Mr. Rice asked if the Commission recommended approval, would the lack of meeting site distances result in a denial of a site plan. Ms. Hopkins responded that the applicant would have to request exceptions through VDOT.

Ms. Sharpe-Robinson asked about the VDOT process and ease of passing an exception and expressed her concern that it would not be in best interest of the citizens.

John Neel, engineer for Foresight Design Services, expressed appreciation to Planning Commission and staff, and stated that owner/applicant Jay Patel, and Traffic Engineer Carl Hultgren, were present for questions.

Mr. Neel presented information in support of the application. The Montgomery County Zoning Ordinance was revised in 2020 to allow Travel Centers with an SUP in the General Business zoning district. Since this site is within ¼ mile of I-81, and that locations for a travel center are extremely limited at this Exit, he believes the project should be approved for a Special Use Permit.

Mr. Neel presented pictures of past and previous uses for the site.

Mr. Neel presented Future Land Use Maps which show that the site is located within an Urban Expansion Area, which includes a total of 274 acres; and also presented projections for future housing and commercial square footage, adding to the population to the area.

Mr. Neel identified the following ways that the proposed use promotes the Route 177 Gateway Area Plan:

- Important Growth Area
- Exit 109 is expecting commercial development
- Consolidate entrances
- Improve Aesthetics
- Add jobs
- Tax revenue from I-81 travelers
- This use is expected via the SUP process for General Business zoning

Mr. Neel presented information to address sight distance concerns at the Mud Pike intersection. He stated that the information was measured in the field, and that he personally spent time at the intersection with a radar gun and found the following from 10:35am-11:40am:

- 19 vehicles + 3 tractor trailers
- Top Speed – 35 mph (1)
- Low Speed – 25 mph (1)
- Average Speed – 28 mph (4)

Mr. Neel stated that the following improvements were made to the site plan as a result from the Planning Commission Work Session held in August:

- Removed Restaurant
- Increased right turn lane onto Tyler from Mud Pike (approx. 100')
- Provided additional pavement for truck turning movements onto Mud Pike
- Added double yellow line to crossover to improve traffic flow and reduce accidents
- Reduced truck parking stalls
- Added green space
- Shifted dumpster
- Provided detail on landscape buffer

Mr. Neel presented photos from Circle K locations owned by Mr. Patel. Mr. Neel added that trash receptacles can be added to the parking area to reduce concerns about debris. Eight electric vehicle charging station will be added to the parking area.

Mr. Neel stated that the information he presented "serves to create a site that provides a safe, orderly, and efficient flow of traffic to a new business for Montgomery County that will improve a currently vacant and underutilized site.

Mr. Foster asked what is the projected tax revenue from facility? Mr. Neel responded that Mr. Patel would have to answer that question.

Chair Workman opened the public hearing.

Susan Miller of 3065 Mud Pike, cited concerns about the traffic and how the road narrows. Ms. Miller stated that public water and sewer connectors exist in ditch and when the area is dry it smells like methane. Ms. Miller is concerned that there currently is no painted lined in median strip on Tyler, as well as Mud Pike being used as a thoroughfare when 81 is closed. Her concern is traffic backups, and vehicles moving illegally and in an unsafe manner.

Mr. Jay Patel, owner, responded to Mr. Foster's question about tax revenue generation, and stated that the business will generate \$3-4k/month, and at least \$50k/year in meal tax revenue.

There being no further speakers, Chair Workman closed the public hearing.

Mr. Rice supports the proposed use, as it is consistent with the goals of the Comprehensive Plan and it meets the vision of travel center that was introduced in 2020. He stated that travelers need, and expect, this type of center. By granting the request he believes that the Commission will not override VDOT requirements, and if the applicant cannot meet VDOT's requirements, it will need to be addressed then. Mr. Rice stated that the application deserves approval.

Mr. Miller commended Mr. Patel, and his advisors, for reworking the plan that was presented at the Work Session. He noted he is not in support of the application. He lives on Mud Pike. His neighbors have serious concerns about trucks on Mud Pike and

the two left turns to get back onto 81. He stated that he personally has waited in line to access Tyler Road from Mud Pike, especially when log trucks couldn't pull out because there wasn't enough room to cross over. He stated that it's regrettable that the site is not larger or more accommodating.

A motion was made by Mr. Rice, seconded by Mr. Wolz, for approval of the request by 9DG, LLC for a Special Use Permit to allow a travel center, on property located at 2500 Tyler Road, Tax Map 104-A 36 (Parcel ID: 016517) in the Riner Magisterial District, with the following conditions: (with updated concept plan) Voting Yes: Rice, Wolz and Sharpe-Robinson; Voting No: Miller, Foster, Simpkins, Linkous, and Workman. Motion to approve failed.

**ZA-2022-03** An ordinance amending Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia by amending Section 10-48 adding additional regulations that are applicable for warehouse, mini use granted by special use addressing lighting, security, screening and prohibited uses and by amending Section 10-61 modifying the definition of warehouse, mini to include the outdoor storage of motor vehicles, trailers and recreation vehicles as an accessory use.

Mr. Sanders explained the rationale for the proposed changes including that many modern storage facilities offering outdoor storage of automobiles and recreational vehicles as part of their services. The Zoning Ordinance has no regulation related to outdoor storage of vehicles in conjunction with a mini-warehouse facility, as the use has been determined not to be accessory by the County Attorney. Other jurisdictions with similar demographics to Montgomery County were reviewed when considering language for the text amendment.

Mr. Sanders presented the current regulations of mini-warehouses and the proposed amendments; including a new definition for outdoor storage of motor vehicles, trailers and recreational vehicles.

Staff is recommending that new supplemental regulations that will address all mini-warehouse facilities, including uses prohibited.

Mr. Miller asked for clarification that auctions would still be allowed by the owner to recover costs for delinquent bills.

Mr. Foster asked if there would be a time limit for storing vehicle? Mr. Sanders responded that a lease agreement would serve that purpose, and added that any stored vehicle would be required to be licensed and tagged so as to not be considered inoperable. Mr. Foster asked about people living in storage units, Mr. Sanders stated that is not an allowed use and would be a violation.

Chair Workman opened the public hearing.

There being none to speak, Chair Workman closed the public hearing.

On a motion made by Mr. Rice, seconded by Mr. Miller, and carried unanimously, the Planning Commission recommended approval to amend Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia by amending Section 10-48 adding additional regulations that are applicant for warehouse, mini use granted by special use addressing lighting, security, screening and prohibited uses and by amending Section 10-61 modifying the definition of warehouse, mini to include the outdoor storage of motor vehicles, trailers and recreation vehicles as an accessory use.

## **PUBLIC ADDRESS**

Chair Workman opened this portion of the meeting at 8:15 pm. Having no speakers, the public address portion of the meeting was closed.

## **WORK SESSION**

On a motion by Mr. Rice, and Miller, the Planning Commission unanimously approved a motion to enter into work session.

- a. **RZ-2022-00603** A request by Knollwood Associates, LLC (Agent: Balzer and Associates.) to rezone 9.877 acres from Agricultural (A1) to Community Business (CB) and 25.688 acres from Multi-Family Residential (RM-1) to Community Business (CB) to allow the property owner to request a Special Use Permit (SUP) to construct a mini-warehouse/self-storage facility on 35.56 total acres. AND

A request by Knollwood Associates, LLC (Agent: Balzer and Associates) for a Special Use Permit (SUP) to allow for the construction of a mini-warehouse/self-storage facility on 35.56 total acres. The use is defined as "mini-warehouse" in the Zoning Ordinance, and is permitted in the Community Business (CB) Zoning District only by Special Use Permit.

Mr. Sanders presented various maps showing information on the upcoming application. The property consists of two lots totaling 35.56 acres. The request is to rezone 9.877 acres from A1 to CB, and to rezone 25.688 acres from RM1 to CB. The applicant seeks to construct a mini-warehouse/self-storage facility, which requires a Special use Permit in the CB district.

The project would be constructed in two phases. Phase 1 would include a three-story main signature building with 113,750 square feet of conditioned storage space; 5,500 square feet of unconditioned storage space, and an office space; four one-story buildings providing 26,200 sqft of storage space, and proposed outdoor storage area for automobiles and recreational vehicles. Phase 2 would include five one-story buildings

providing 42,400 sqft of storage space that will be constructed based on market demand.

Mr. Steve Semones, Project Engineer, Balzer & Associates, shared that the current owners have owned the site for 15 years, and have evaluated it for several potential uses. The site has been graded, and terraced from front to back, with stormwater regulations met.

Mr. Semones stated that water and sewer is not very accessible due to the Bypass, it would have to come from Town of Blacksburg or Town of Christiansburg. The waterline extension is for a bathroom and the office, and fire suppression – as required by fire code. A small private pump station services the neighboring church by tying to a manhole for sewer service.

Peak traffic hours would be in morning and afternoon 7-9am, 4-6pm, however, most are done on weekend. Phase 2 would be used for vehicle storage. Mr. Balzer stated that many new Home Owner's Associations do not allow Recreational Vehicles being parked on owner's properties, making this a much-needed use. Security fencing and lighting will be installed. There will be only one access point. Sight distance requirements may necessitate the existing entrance be relocated.

Mr. Semones stated that although the whole site is 35 acres, only 11-12 acres are developable, as there is a lot of existing vegetation.

Mr. Miller mentioned making sure that Buildings A and B face internally and asked if there would need to be a boundary line vacation. Mr. Semones responded that the interior property line would be vacated.

There was a consensus among members of the Planning Commission to move the application forward for public hearing in October.

- b. SUP-2022-00604** – A request by Fotheringay LLC (Agent: CF VA Solar 105 LLC) for a Special Use Permit to construct a 5-megawatt ground mounted solar array on approximately 35 acres of a 53.343 acre property. The use is defined as "solar energy system, major" in the Zoning Ordinance, which is permitted in the A-1 Agricultural Zoning District only by Special Use Permit.

Mr. Sanders presented the area maps, and introduced Project Manager Buzz Becker from Pivot Energy.

The property consists of a single 53.343 acre parcel, is zoned A1. The project would utilize 35 acres of the site. The capacity of the solar project is 5MWac, and would be a community solar project, offering a discount to local Appalachian Power customers.

Mr. Sanders went over project details. The site will be comprised of 10,560 solar PV panels, and associated components, covering approximately 24% of the project area. The panels will be mounted to a single-axis tracking system to follow the sun's path throughout the day. At full tilt, maximum height of panels will be 15 feet. A 50 foot vegetative buffer will be installed.

Mr. Rice asked about the size of each panel, Mr. Becker responded that each panel is roughly 2.5'x3'x6'.

Ms. Simpkins asked about the color of the panels; Mr. Becker responded that they are darker to absorb more of the sun.

Mr. Miller stated that he prefers to use sheep, more than lawn mowers, for vegetation control.

Chair Workman asked if there is any noise generated. Mr. Becker stated that at the security fence produced noise, basically outdoor air conditioning level, 35 decibels.

There was a consensus among members of the Planning Commission to move the application forward for public hearing in October.

On a motion made by Mr. Foster, seconded by Mr. Wolz, and passed unanimously (Mr. Workman absent), the Commission exited work session.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **a. Upcoming Review Items/Discussion of October Meeting Dates**

- i. CP-2022-00608** – A request to amend Comprehensive Plan Designation of property from Urban Expansion to Rural
- ii. RZ-2022-00611** – A request to rezone property from A-1 to GB, with a request for a Special Use Permit to construct a Travel Center
- iii. SUP-2022-00612**- A request for a Special Use Permit to allow retail sales under 2,000 square feet in the A-1 Zoning District
- iv. SUP-2022-00613** – A request for an amendment to an existing Special Use Permit to allow expansion of a site used for inert fill
- v. ZA-2022-02** – An ordinance eliminating the requirement of an approved Special Use Permit for lighted parks

Ms. Hopkins stated that Planning & GIS staff currently has the heaviest work load that she has ever seen that requires Planning Commission action. Applicants have been advised that the process is taking a bit longer due to staffing levels.

Ms. Hopkins asked if the Planning Commission preferred one meeting, or two shorter meetings in October. Mr. Miller inquired what would staff's preference be. Ms. Hopkins cited logical reasons for holding two separate meetings, since this approach would also help not overwhelm the Board of Supervisors agendas.

Mr. Workman and Mr. Rice concur, the Planning Commission will meet twice in October.

Ms. Hopkins added that the Transportation Plan final draft will be ready by end of November, and will be presented to the Planning Commission early in 2023.

## **LIAISON REPORTS**

Board of Supervisors –Supervisor Bohn shared that the Board has been focused on legislative priorities. Part of that included a discussion regarding vouchers for education. The legislative priority list was approved with a split vote. Board members also have discussed a proposed elimination of Merchant's Tax, which provides a revenue of \$1.5 million per year.

Public Service Authority – PSA is purchasing a new truck.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – Mr. Rice reported that a local developer is seeking to build townhomes on Buffalo and Moose Drive, across from Middle School. A Public Hearing was held on Monday.

Radford Planning Commission – No report.

Tourism Council – Mr. Miller stated they will be meeting this week.

Parks and Recreation – No report, last meeting was canceled.

Planning Director's Report – Ms. Hopkins stated that Westhill is submitting permits, resulting in numerous zoning permit applications being received. Ms. Hopkins visited Preserve at Walnut Springs and noted that they have a lot of infrastructure in place. The Project Manager has stated that 25 lots have been sold and permits will be requested soon. The Transportation Plan public meeting will be held on September 29 in MP2 from 3:30-6:30. Visuals will be prepared, discussions to be held with staff and the firm. Ms. Hopkins reported that the 460 Connector to connect South Gate to Prices Fork public hearing was today. Everything is located within Town of Blacksburg and on

Virginia Tech property, 3 options were to be unveiled today. Ms. Hopkins stated that Option #3 is preferred. While this third, preferred route is great, it should not be phased due to increased traffic/congestion problems on Merrimac. Ms. Sharpe-Robinson asked about a timeline, Ms. Hopkins responded that it is hard to say. Funding would have to be secured for millions of dollars, and right-of-way would have to be acquired.

Funding has been approved to hire a consultant to assist with the Comprehensive Plan. The vacant Planning & Zoning Administrator position was advertised, two candidates were interviewed; however, an offer was not accepted and the position is being re-advertised.

An application for Recreation Access funding has been submitted for Riner Park.

Ms. Hopkins and Mr. Sanders attended the VAZO conference last week. Mr. Sanders is Region 1 Director, and organized the conference. 196 people were in attendance, 242 exams were administered.

Ms. Hopkins gave an overview to the group about the short-term tourist rental amendments recently approved by Montgomery County.

## **ADJOURNMENT**

With no additional business, Chair Workman adjourned the meeting at 9:10 p.m.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON OCTOBER 12, 2022 IN MULTI-PURPOSE ROOM 2, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Workman called the meeting to order at 7:00.

**DETERMINATION OF A QUORUM**

Mr. Foster called the roll to determine a quorum.

Present: Adam Workman, Chair  
Bryan Rice, Vice-Chair  
Bill Foster, Secretary  
Lonnie Linkous  
Robert Miller  
Andrea Sharpe-Robinson  
Pamela Simpkins  
Trey Wolz  
Sarah Bohn, Board of Supervisors Liaison

Staff: Brea Hopkins, Planning Director  
Justin D. Sanders, Senior Planner

**APPROVAL OF AGENDA**

On a motion by Mr. Foster, and seconded by Mr. Miller, the Planning Commission unanimously approved the agenda as presented.

**PUBLIC HEARINGS**

**RZ-2022-00603** - A request by Knollwood Associates, LLC (Agent: Balzer and Associates) to rezone 9.877 acres from Agricultural (A1) to Community Business (CB) and 25.688 acres from Multi-Family Residential (RM-1) to Community Business (CB) to allow the property owner to request a Special Use Permit (SUP) to construct a mini-warehouse/self-storage facility on 35.56 total acres. The property is located at 650 Cinnabar Road, Blacksburg, approximately 0.70 miles northeast of the intersection of Cinnabar Road (State Route 845) and Authority Drive (State Route 811). The property is further identified as Tax Map 067-A 164 (Parcel ID: 011231), 9.77 acres, and 067-A 160F (Parcel ID: 026412), 25.688 acres, in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the 2025 Montgomery County Comprehensive Plan.

AND

A request by Knollwood Associates, LLC (Agent: Balzer and Associates) for a Special Use Permit (SUP) to allow for the construction of a mini-warehouse/self-storage facility on 35.56 total acres. The use is defined as "mini-warehouse" in the Zoning Ordinance, and is permitted in the Community Business (CB) Zoning District only by Special Use Permit. The property is located at 650 Cinnabar Road, Blacksburg, approximately 0.70 miles northeast of the intersection of Cinnabar Road (State Route 845) and Authority Drive (State Route 811). The property is further identified as Tax Map 067-A 164 (Parcel ID: 011231), 9.77 acres, and 067-A 160F (Parcel ID: 026412), 25.688 acres, in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the 2025 Montgomery County Comprehensive Plan

Mr. Sanders came forward to provide an overview of the application. He provided aerial maps of the property, indicating its location along Cinnabar Road in the central portion of the County between the two towns. Mr. Sanders then provided a map of the current zoning of the site, showing two parcels, one zoned A-1 Agricultural and the other zoned RM-1 Multi-Family Residential. Mr. Sanders summarized the applicant's request to rezone the two parcels to a Community Business designation, which would allow for the Special Use Permit to construct the mini-warehouse facility. He shared that the applicant had performed a mass grading of the site in 2015 to construct pad sites for future construction, but noted that no further development had taken place on the site since that work was completed.

Mr. Sanders then provided images of the project site and the existing entrance along Cinnabar Road. Mr. Sanders noted that the existing entrance was designed and constructed by VDOT at the time of the construction of the 460 bypass. He noted that the applicant intends to utilize this location, or the approximate vicinity of the existing entrance, for the entry to the facility in consultation with VDOT.

Mr. Sanders then provided an overview of the proposed master plan, showing the various components of the site. Phase 1 of the development would include the construction of a 3-story signature building, containing an office space, 113,750 square feet of conditioned storage space and 5,500 square feet of unconditioned storage space. This phase would also include 4 1-story buildings, providing an additional 26,200 square feet of unconditioned space, and a parking area for the storage of recreational vehicles, trailers, and automobiles. This area would be located to the rear of the site and enclosed with security fencing. The mater plan also shows a stormwater management area and would include additional parking and sidewalks to serve the office space.

Mr. Sanders then provided architectural images provided by the applicant showing the proposed style and materials of the 3-story storage building, and noted the use of brick finished concrete, and stucco on the exterior of the structure to provide a high-end look. He then provided an image showing the proposed second phase of the project, which would be constructed based on market demand. This phase would convert the

outdoor storage for recreational vehicles and automobiles to an additional 5 unconditioned buildings, containing 42,400 square feet of space.

Mr. Sanders then provided an overview of the potential impacts of the project. He noted that the proposed entrance, previously approved by VDOT, would need to be widened to accommodate VDOT access standard and the types of vehicles proposed for the site. Based on the trip generation manual, an additional 272 daily vehicle trips would result from the use at full build out. However, the peak hour trip increase would be limited to approximately 28 trips. He noted that VDOT had reviewed the application and had no objection to the proposed rezoning or Special Use Permit, noting that a VDOT Land Use Permit would be required.

Mr. Sanders also shared that the site was not currently served by public water and sewer, however alternatives had been identified to provide access to public utilities on site. He noted that the signature building would require public water to service the proposed sprinkler system and provide service to the office space and restroom facilities. Mr. Sanders shared that the applicant intends to extend the existing water line from the ACAC property down Cinnabar Road to service the property, which would allow for future extension of the line down Cinnabar and facilitate future connections for the Town of Christiansburg and the Public Service Authority. He also shared that sewer connection could be obtained through an onsite lateral connection and small private pump station. This lateral would connect either to an existing gravity main running under the 460 bypass or to adjacent infrastructure serving the church on a nearby parcel. He noted that final specifications for the connections would be determined at the site plan review state with the Town and the PSA if the project is approved.

Mr. Sanders then provided an overview of the environmental impacts on the project site. He noted that the site does not lie within a designated flood zone and that Environmental Services raised an objection to the proposed development or rezoning. He stated that the existing stormwater management area, constructed in 2015, was inadequate to serve the proposed development and would need to be enlarged or a new area constructed to handle the anticipated project site's needs. Mr. Sanders also shared that a full stormwater and E&S review would be conducted at the site plan review stage if the project was approved.

Mr. Sanders also shared information about a possible burial site that was identified on the County GIS system on the property currently zoned RM-1. He shared that no physical evidence of a burial area exists on the property, and that staff and the applicant's agent had reviewed documentation from the Virginia Department of Historic Resources which provide conflicting information on any burial site's location. He noted that County staff believes that the GIS location of the cemetery is inaccurate and that if a cemetery does exist on the site that it is well outside any proposed disturbed area.

Mr. Sanders noted that the applicant intends to construct facility with an upscale design to increase the project's aesthetic value and would work to maintain existing vegetation to buffer the project from adjacent properties. He shared that security fencing and secure access will be a major component of the site development, and that all lighting would meet Zoning Ordinance requirements. Mr. Sanders also stated that there would be no substantial noise anticipated from the proposed use.

Mr. Sanders shared that the project site is located in an area designated as Urban Expansion in the 2025 Comprehensive Plan. He shared the various Planning and Land Use and Environmental Policy Goals which applied to the project and noted that the rezoning and Special Use Permit were compatible with the Comprehensive Plan.

He shared that in staff's analysis of the impacts of the site, that the development would generate limited impacts and that the proposed infrastructure improvements would increase future development potential along Cinnabar Road.

He noted that staff recommended approval of the request to rezone 9.877 acres from Agricultural to Community Business and 25.688 acres from Multi-Family Residential to Community Business with proffered conditions submitted by the owner/applicant.

Mr. Sanders shared that staff further recommends approval the Special Use Permit with one condition.

He then shared that adjoining property owners were notified in accordance with Montgomery County and State Code, and that the public hearing had been advertised in the Roanoke Times and via a sign placed on the site. Mr. Sanders stated that no inquiries had been received by staff on the proposed rezoning or SUP request. He shared that Steve Semones from Balzer and Associates, the agent for the request, was present and available to answer any questions.

Chair Workman thanked Mr. Sanders for staff's presentation and asked if members of the Commission had any questions for staff.

Mr. Rice sought clarification on the language regarding VDOT's review of taking "no exception." Mr. Sanders clarified that this meant that VDOT had no objection to the project.

Mr. Miller inquired as to the surface of the proposed outdoor storage area, and whether it would be paved or gravel. Mr. Sanders noted that the area would be paved in accordance with the Zoning Ordinance.

Mr. Foster asked if there were sizing requirements of the recreational vehicle spaces. Mr. Sanders noted that spacing and drive aisle widths are included in the Zoning

Ordinance and that staff would work with the applicant during the site plan review stage.

Ms. Simpkins asked if there would be electricity in the storage area for recreational vehicles. Mr. Sanders noted that none was proposed.

Mr. Semones came forward and provided a brief summary of the proposal, and provided additional information about the location of the potential burial site and more details on the outdoor storage of recreational vehicles and automobiles.

Mr. Workman opened the public hearing at 7:20 p.m. Seeing no speakers, the public hearing was closed.

On a motion made by Mr. Rice, seconded by Mr. Foster, and passed unanimously, the Planning Commission recommended approval of the rezoning request with the following proffered conditions:

1. Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z3 dated August 1, 2022.
2. The following by-right uses in Community Business shall not be permitted upon rezoning:
  - a. Business or trade school.
  - b. Cemetery.
  - c. Conference or training center.
  - d. Crematorium.
  - e. Custom meat cutting, processing and sales (excluding slaughtering).
  - f. Day care facility.
  - g. Funeral home.
  - h. Homeless shelter.
  - i. School.
  - j. School of special instruction.

Upon the same motion and vote the Planning Commission recommended approval of the Special Use Permit with the following condition:

1. All storage of recreational vehicles, trailers, and automobiles shall be located within storage units or in the designated outdoor storage area. No recreational vehicles, trailers, or automobiles shall be stored in short-term parking spaces or in drive aisles.

**SUP-2022-00612** - A request by Shah Development, LLC (Agent: Balzer and Associates) for a Special Use Permit (SUP) to allow an antiques and specialty store under 2,000 square feet within an existing structure on approximately 1.118 acres. The

proposed use is defined as "general store or specialty shop, provided gross floor area is two thousand (2,000) square feet or less" under the Zoning Ordinance, which is permitted in the A-1 Agricultural Zoning District only by a Special Use Permit. The property is located at 3802 Carriage Road (Rt. 704), at the intersection of Carriage Road and Five Points Road (Rt. 671), approximately 0.03 miles east of the intersection of Carriage Road and Riner Road (Rt. 8). The property is further identified as Tax Map 119-A 1 1 (Parcel ID: 070614), 1.118 acres, zoned Agricultural (A-1) in the Riner Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and is further designated as Mixed Use in the Riner Village Plan.

Ms. Hopkins came forward to provide an overview of the application. She provided aerial maps of the property, located in the southern portion of the County in the Riner Village. She noted the projects location along Five Points Road, near the intersection of Carriage Road. Ms. Hopkins also shared an aerial map of the project, noting its location within the fellowship hall of the former church property located across the street. She shared the Zoning Map for the area, indicating the surrounding zoning of the parcel as Agricultural and noting the existing Special Use Permit across Five Points Road for the Contractor's Storage Yard in the former church structure approved by the Board of Supervisors earlier this year.

She then provided a brief overview of the request by the applicant to open an antique store in approximately 2,000 square feet of the existing building. Ms. Hopkins noted that a residential apartment was also part of the existing building and would remain on the site. She shared that the applicant had proposed operating hours of 9am-5pm within the application materials and that minor exterior alterations were proposed as part of the request.

Ms. Hopkins then provided photographs of the project site, noting the existing gravel parking area and entrance from Five Points Road. The majority of the gravel parking area would remain, and that paving would be required for the site entrance and required parking spaces.

She then provided an overview of the potential impacts of the project. Ms. Hopkins noted that the limited size of the proposed use would limit traffic impacts, which were estimated by the applicant to be around 15 vehicle trips per day. She shared that VDOT had reviewed the proposed use and had no objection to the project, noting only that a Land Use Permit would be required if any work occurs within the right-of-way.

Ms. Hopkins shared that the site is served by public water and sewer and that no increase in usage or output is expected as a result of the proposed use. She noted that the property is not located in a FEMA designated flood zone. Ms. Hopkins stated that no additional landscaping is proposed by the applicant, but some may be required with the change in use. A full review of landscaping will be conducted during the site plan

review stage. She also shared that the applicant is not proposing any changes to exterior lighting and that no increase in noise is anticipated.

Ms. Hopkins noted that the property is located within an area designated in the Comprehensive Plan at Village Expansion and is further designated in the Riner Village Plan as mixed use. She shared the various Planning and Land Use and Economic Development Goals of the Comprehensive Plan that align with the proposed use. She also noted the compliance of the proposed use with the Riner Village Plan.

Ms. Hopkins shared that the proposed use provides a viable use for a vacant building in the Riner Village, and would generate limited impacts on traffic and adjacent land owners. She noted that based on their analysis, that staff recommends approval of the SUP Request to allow a specialty shop, less than 2,000 square feet at 3802 Five Points Road with conditions.

Chair Workman thanked Ms. Hopkins for staff's presentation and asked if any members of the Commission had questions for staff.

Mr. Miller asked if the Dark Sky Friendly restriction would apply to existing lighting in addition to lighting to be added to the site. Ms. Hopkins responded that staff would likely not require any changes to existing lighting as it was located far enough from the street as to not generate any impacts.

Ms. Sharpe-Robinson sought clarity on whether the store would be open 7 days a week. Ms. Hopkins noted that the condition was drafted to allow operations on all days of the week if the applicant so chose.

Mr. Semones came forward and provided an additional brief summary of the proposed use. Members of the Commission had no questions for Mr. Semones.

Chair Workman then opened the public hearing at 7:31 p.m. Seeing no speakers, the public hearing was closed.

On a motion made by Mr. Miller, seconded by Mr. Wolz, and passed unanimously, the Planning Commission recommended approval of the proposed Special Use Permit, with the following conditions, to the Board of Supervisors:

1. Site shall be developed in general conformance with the submitted master plan, dated September 1, 2022
2. A basic site plan addressing zoning conformance with landscaping, screening, parking, signage, and other requirements shall be approved prior to issuance of any County permits.
3. Typical hours of operation shall be 9:00 a.m. to 7:00 p.m.
4. Any exterior lighting installed on the property shall be designed to prevent glare onto adjacent properties and comply with "Dark Sky Friendly" standards.

**SUP-2022-00604** – A request by Fotheringay LLC (Agent: CF VA Solar 105 LLC) for a Special Use Permit to construct a 5-megawatt ground mounted solar array on approximately 35 acres of a 53.343 acre property. The use is defined as “solar energy system, major” in the Zoning Ordinance, which is permitted in the A-1 Agricultural Zoning District only by Special Use Permit. The property is located along Roanoke Road (US Route 11), approximately 0.07 miles southwest of the intersection of Roanoke Road and Eastern Montgomery Lane (State Route 9257). The property is further identified as Tax Map 072-A 2 (Parcel ID: 023523), 53.343 acres, zoned A-1 Agricultural in the Shawsville Magisterial District. The property is located in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

Mr. Sanders came forward to share an overview of the application. He provided aerial maps identifying the project site’s location within the eastern portion of the County, located in the Elliston Village along Roanoke Road just south of Eastern Montgomery Elementary School. Mr. Sanders also provided a copy of the zoning map for the vicinity. The subject parcel and most surrounding parcels are zoned A-1 Agricultural, with some M-1 Manufacturing and GB General Business located across Roanoke Road.

Mr. Sanders described the proposed project as a community solar project, comprised of a ground mounted solar array with an output of 5MWac. The proposed solar array would encompass approximately 35 acres of the 53.343 acre site. The site would consist of 10,560 solar PV panels and associated components. Mr. Sanders added that the panels would be mounted on a single-axis tracking system to follow the sun’s path, and that the panels would comprise approximately 24% of the project site. He stated that the rows of panels would be spaced 25 feet apart (center-to-center) and at full tilt would have a height not to exceed 15 feet. Mr. Sanders also added that the applicant proposes conversion of the existing farm road to an all-weather service to serve for site access for construction and maintenance of the array. Lastly, he noted that the applicant had proposed a 50’ vegetative buffer along the property line bordering Roanoke Road and the school property and a 30’ vegetative buffer along the southern property boundary.

Mr. Sanders then shared the proposed site plan of the project, pointing out the features identified, including the buffer areas, security fencing, access road, and stormwater management area. Mr. Sanders also pointed out the vegetation which is proposed to be removed to accommodate the construction of the panels, as well as the large amount of vegetation to the east which would be maintained. He then shared images of the project site and pointed out the relatively flat topography present on the site. He also provided photographs of the existing farm road and entrance from US 460.

Mr. Sanders then detailed the potential impacts of the proposed project. He stated that no new roads or entrances are proposed as part of the development, but rather that

the existing entrance would be utilized during construction and to provide site access and maintenance. The existing farm road will also be maintained and constructed of an all-weather surface. Mr. Sanders noted that the applicant has proposed a condition to submit a Construction Traffic Mitigation Plan and that traffic following construction would be limited to maintenance operations. He also stated that VDOT will review the proposed entrance during the site plan review stage.

Mr. Sanders noted that the site does not lie in a FEMA flood zone and that stormwater management areas had been identified on the project site to accommodate any drainage concerns. He stated that the ground disturbance on the site will be minimal, limited to the driving of support files for the array, burial of underground cables, and concrete pads for equipment. The applicant would remove interior site vegetation to accommodate the panels, and plans to plant a native pollinator ground cover or a grazing appropriate grass on the site. Mr. Sanders also shared that the applicant intends to recycle or reuse the site components following the useful life of the project, and that a full restoration of the site would occur after decommissioning.

He then discussed the impacts on aesthetics and security on the proposed site. Mr. Sanders noted that the site's topography, setbacks, security fencing and a robust vegetative buffer would make seeing the panels from Roanoke Road or the surrounding properties difficult. He stated that the panels would have an anti-glare coating meant to absorb sunlight prevent glare on adjacent properties. The security fence would be 8 feet in height and would not contain barbed wire, and the vegetative buffer would be a minimum of 8 feet at the time of planting. Mr. Sanders also shared that a nox box would be provided on site, so that Emergency Services could access the site in the event of an emergency.

Mr. Sanders then shared that the applicant is proposing minimal lighting on the site, and that any lighting would need to comply with the requirements within the Zoning Ordinance. Regarding noise, he stated that noise would be of greatest concern during the construction phase of the project. He shared that the applicant has conditioned hours of construction would be limited to 7am-7pm Monday-Friday. The applicant has condition that pile driving activities would be further limited to 8am-6pm. Mr. Sanders stated that once operational, the noise on the site would be limited – mostly due to noise generated by the inverters servicing the array. The sound level is estimated to be 30dB at a distance of 50 feet from the perimeter fence.

Mr. Sanders then shared information regarding the application's compliance with the Comprehensive Plan. He noted that the subject property is located within an area designated as Resource Stewardship, defined as rural areas of the County with high resource value or that are environmentally sensitive. Mr. Sanders then highlighted the various Planning and Land Use and Economic Development goals that can be applied and evaluated as part of the application.

Mr. Sanders shared that the proposed use aligns with the Comprehensive Plan as a natural resource-based use. He also noted that the project maintains substantial vegetative and forested areas on the project site. Mr. Sanders also stated that the economic benefits to the landowners from the project allow for the preservation of agricultural operations on the larger farm and will assist with the maintenance of other open space. He shared that the development would also prevent other more intensive development permitted on the site by right and provides a direct benefit to the public. Mr. Sanders also highlighted the economic benefits of the proposed project, though increased tax generation and new construction jobs that would be created if the project were approved.

Mr. Sanders stated that while the proposed project is the first major solar project to be proposed in Montgomery County, other neighboring localities have approved large scale solar projects in the past few years. He noted that the need for new sources of renewable energy continues to grow and that the General Assembly continues to advance legislation impacting solar energy in localities across the state. Mr. Sanders said that the proposed project site was well suited for a solar array, due to its lack of topographical challenges and minimal impacts to adjacent land owners. He shared that the applicant had proposed an extensive list of conditions to mitigate any potential impacts to traffic and aesthetics. Mr. Sanders noted that the draft conditions for the vegetative buffer, setbacks, and security far exceed the minimums for these items required through the Zoning Ordinance.

Mr. Sanders then outlined the long list of conditions proposed if the Special Use Permit were to be approved. These conditions address a variety of impacts, including traffic, aesthetics, construction noise, ground cover, and future decommissioning of the site. He then shared that staff recommended approval of the SUP Request to allow a 5MW ground mounted solar array on 35 acres.

Chair Workman thanked Mr. Sanders for staff's presentation and asked members of the Commission if they had any questions for staff.

Mr. Rice asked for clarification related to voluntary payment that is included in condition 13 and asked if that would be considered a cash proffer. Mr. Sanders noted that as part of the solar legislation, State Code allows an applicant to submit a voluntary payment to the locality to provide a source of funding to address capital improvements or maintenance needs that are related to, but not directly a result of, the proposed solar development. He noted that localities may request and accept this payment, but are not required to do so. He stated that the applicant had presented this payment as part of their application and it was not requested by the County. Mr. Sanders noted that he was unsure as to how the dollar amount of \$1400 per month was determined by the applicant.

Mr. Miller added that the payment would equal \$7,000 per year. Mr. Sanders shared that Mr. Miller was correct and that the total payment over the 30-year life of the project was equivalent to \$210,000 dollars.

Mr. Rice expressed that he was uncomfortable with the proposed payment and whether it established a precedent for applicants providing a cash payment to influence the Planning Commission's decision. Ms. Hopkins came forward to clarify that the voluntary payment is specific to solar energy fields and was established as part of the General Assembly's renewable energy legislation and it would not apply to other projects. Ms. Hopkins noted that the Planning Commission and the Board of Supervisors may accept, revise, or reject any of the conditions.

Mr. Sanders introduced Buzz Becker from Pivot Energy to provide a brief presentation and provide answers to any questions from the Planning Commission. Mr. Becker addressed the voluntary payment and how it originated as part of the Clean Economy Act. Mr. Becker also noted that while the condition regarding the maximum height of the project noted a 15 foot maximum height, that the maximum height would likely not exceed 12 foot total. He expressed a willingness to reduce that maximum in the condition.

Mr. Becker provided an overview of Pivot Energy and the projects that they have executed across the country. Mr. Becker noted the company's commitment to work with communities and ensure that they are good neighbors. He expressed the company's commitment to maintain ownership and oversight of the project during the entire life of the project, and not selling the system to another party. Mr. Becker provided some personal details of himself and his role in the company and the solar industry.

Mr. Becker then provided an overview of the proposed site plan, highlighting several items including the extensive vegetative buffer. He referenced the financial gain to the County, both in terms of the increased tax value of the property and the voluntary payment, being 75 times that of the current value of the site. Mr. Becker also noted the company's commitment to hold job fairs, whether it was a condition of the SUP or not. He shared that the primary proposal for agriculture/vegetation on the site would be sheep grazing. He shared that the company, in its desire to be a good neighbor and member of the community, that they intend to donate \$1,000 per year to the Eastern Montgomery Community Foundation.

Mr. Becker then discussed the proposed setback of the proposed array in relation to Roanoke Road, noting it exceeds the required setback within the Zoning Ordinance. He provided photographs demonstrating the distance of the array from Roanoke Road and visual representation of the 8 foot vegetative buffer. Mr. Becker addressed specific questions raised during the site visit and work session. In response to a question regarding the panel's efficiency, he noted a 21.4% efficiency of the bi-facial panels. In

response to a question regarding how fog may impact the production on site. He noted that while fog would impact morning production, that the majority of the production of energy on site would occur between the hours of 10 am – 2pm, when fog likely will have already dissipated. In response to a question regarding where the panels would be produced to ensure no slave labor was utilized, Mr. Becker shared that all product components would require a certification through the US Chamber of Commerce that no slave labor was used in the production of the panels. In response to a question about the amount of time that the panel would exceed 8 feet in height, he noted that he was comfortable altering the condition to a maximum height of 12 feet. He also shared that the panels would be above an 8 foot height for approximately 2 hours in the morning hours, and approximately 2 hours in the afternoon hours. In reference to a question regarding dissuading trespassing, Mr. Becker noted that there would be security cameras on site.

Mr. Becker noted that a desktop level analysis of environmental, habitat, cultural, and historical resources has been conducted. He noted that the existing electrical infrastructure was considered in determining the appropriate size for the project, and that a larger project would require a substantial increase in the required infrastructure from AEP. He then outlined the proposed project timeline, noting that if approved, the company hoped to be in site plan review by the summer of 2023, with construction beginning in Spring 2024 and operational by the end of 2024.

Chair Workman then opened the floor to questions by the Commission for the applicant.

Mr. Miller asked about the efficiency loss of the panels over the life of the product. Mr. Becker noted that panel degradation is 0.4 -0.5 % annually. He stated that when they model the lifetime efficiency of the panels they take this into account, meaning that the lifespan is 25-30 years.

Mr. Foster asked the cost of a single panel and the total capital investment of the project. Mr. Becker noted he did not have that information readily available but could get that information to them.

Mr. Rice asked if the panels were shatterproof and how safety would be addressed in case someone were to get into the facility. Mr. Becker shared that the panels are encased in glass that is coated in a similar material to that of a windshield. He noted that in the event of a large hailstorm that the panels would not produce dangerous shards if shattered or broken. He also stated that while the intention is to recycle the product at the end of the useful life, that the materials of the panels are landfill safe if they were to be disposed.

Ms. Sharpe-Robinson asked about the storage of the energy generated on site. Mr. Becker noted that no storage is proposed as part of the project, but that the energy

would be sent directly into the existing electric three phase power infrastructure available along Roanoke Road.

Ms. Simpkins asked about the scale and intensity of the project and whether the applicant had considered a smaller project. Mr. Becker noted that throughout the engineering process, they have reduced the original project size from 35 acres down to 28 acres, and of that 28 acres, only 7 acres of the site would be covered by panels. He noted the intention is to still allow agriculture in the surrounding parcels and that the panels and access road were arranged to still allow farmers to navigate through the site to access those agricultural lands. Mr. Becker noted that the 5 MWac capacity was right-sized for the type of projects APCO is looking for in acquiring solar power.

Seeing no other questions from the members of the Commission, Chair Workman thanked Mr. Becker for his presentation and answering the Commission's questions. Chair Workman then opened the public hearing at 8:19 pm.

Joyce Graham, 1712 Sage Lane, came forward to address the Commission. In her remarks, Ms. Graham noted that she owned two parcels on Graham Street adjacent to the Fotheringay farm. She shared that she has a deep love and appreciation for the valley, and for the scenic beauty and natural resources it provides for Elliston and all of Montgomery County. She noted that Ellison was home to a number of working family farms. She shared that she felt that it would be unfortunate for any portion of the Fotheringay farm to be developed for a commercial scale solar site. She stated that she believed the conversion of this land would establish a precedent for other agricultural land to be developed into other larger solar industrial projects. She shared that she felt that these projects would destroy the rural nature and natural beauty of the valley. She highlighted the surrounding historic, archaeological, and natural resources in the area and shared concerns that the project may further impair these resources. She noted that many neighboring farms in the area had placed their properties in conservation easements to maintain the natural resources and historic views of the area. Ms. Graham noted that she believed the zoning and future land use of the property were incompatible with the proposed use on the property.

Thomas Dunkenburg, 189 Shawnee Drive, came forward to address the Commission. He noted that he was a lifelong resident of the Shawsville area and that he owned property abutting the Graham farm. Mr. Dunkenburg noted that he did not feel that the site was flat land as it had been characterized, and stated that the land slopes down toward 460 and collects rainwater during a storm. He noted that he previously questioned the Commission on the siting of the elementary school and the stormwater issues it would create. He noted that the road into the site is a farm road, and is not built for any sort of commercial entrance. He stated that he believed a deceleration lane would also be required. He expressed that the owners of the property live out of state and did not contribute much to the community. He also stated that the adjacent

land owners have maintained their agricultural lands by placing them in restricted land uses, which have contributed to the natural beauty of the valley.

Ellen Ryan, 4295 Walnut Grove Road, came forward to address the Commission. She expressed that the drive into Montgomery County through the straightaway is a beautiful entrance for the County. She questioned why the panels would be hidden if the applicant and County are proud of having them in Elliston. She noted the lack of a viable rescue squad in the area, and questioned whether appropriate infrastructure existed for this use in the area. She noted her involvement with the Eastern Montgomery Community Foundation and questioned whether they would be able to continue their fundraising efforts on adjacent lands. She also questioned the financial impact of the discounted rates from AEP. Ms. Ryan concluded that while she appreciated the applicant's care of the Fotheringay property, she did not feel it was appropriate to allow the use by individuals who do not live in the community.

Marie Anne Graham David, 8337 Roanoke Road, came forward to address the Commission. Ms. David noted that she understood the need for power in the country. She stated that she believed that solar panels were not the right thing for the area at this time. Ms. David stated that placing panels on this site meant displacing mammals, birds, and insects. She shared that she believed it would cause habitat destruction and would lower neighboring property values. Ms. David stated that she believed that the electromagnetic fields generated by the solar array could cause health impacts, particularly to the neighboring elementary school. She also stated that she felt the approval of the project would signal the creation of this section of US 460 becoming an industrialized corridor.

Kenny Ford, 4891 Calloway Street, came forward to address the Commission. Mr. Ford said that the panels were ugly and he did not want to see them in this part of the community. He encouraged the Commission to travel this corridor and notice how many individuals stop to admire the beauty of the area. He noted that the mountain views would be lost with the approval of this project. Mr. Ford noted that he used to work on the fields in question and expressed that he believed that a better use of the property would be for the development of homes.

Brad Mechamp, 2855 Creekwood Drive, Salem, came forward to address the Commission. Mr. Mechamp shared that he owns the Lavery Sod Farm across the street from the development. He referenced the Comprehensive Plan and the Resource Stewardship designation and questioned whether this type of development had been considered at the time of adoption. Mr. Mechamp asked if a solar array was not considered at the time of adoption of the plan, whether it is appropriate now. He also questioned why a representative from AEP was not present at the meeting and why the applicant chose not to share the amount of the investment in the project. Mr. Mechamp also questioned what the economic benefit would be for the County, and noted that agricultural land uses benefit the County.

Zack Milton, 1600 Moomaw Circle, came forward to address the Commission. Mr. Milton noted his love for the area, and acknowledged the shortcomings of the area. He stated that much of the land in the area is located within a flood plain, or in proximity to the railroad. He stated that housing on the land would be a better land use than solar panels. He noted that he did not want to see solar panels on the land for 30 years, and noted that he felt that it would deter any future development in the area. He questioned how many jobs would be created by the project and questioned the economic impact of the project. He also stated that he did not believe placing sheep on the site would be good idea due to predators in the area. Mr. Milton also questioned the previous maintenance of the property by the property owners and whether they would maintain the facility if approved.

Deborah Simpson, 2682 Hickman Hollow Road, came forward to address the Commission. Ms. Simpson noted that she had lived in many locations across the country and the world, and came back to Montgomery County to take care of ailing parents. She also shared that she came back to the area because of its natural beauty. Ms. Simpson stated that the beauty and natural character of the area should be maintained. She continued to state that she has lived near solar panels in the past and knows how unattractive they are. She asked the Commission not to approve the project.

Julia Milton, 1900 Den Hill Road, came forward to address the Commission. Ms. Milton referenced the letter sent to members of the Commission regarding her feelings on the project. She noted that she had been approached by another solar company to develop her property previously, and that she had rejected that proposal due to what she felt it would do to the character of the valley.

Crystal Mello, 991 Poplar Hollow Road, came forward to address the Commission. She stated that she felt that the meeting was being rushed and that members of the community were largely unaware that the case was being considered. She noted that she believed in the need for renewable energy, but did not feel that this project was appropriate. Ms. Mello called attention to the historic resources and archaeological resources in the area and asked if those would be protected. She noted that only one job would be created by the project and stated that this section of the county often is overlooked. Ms. Mello noted that low income individuals don't often receive the newspaper to be informed about upcoming developments. She asked that the Commission consider tabling the proposal for further consideration.

Seeing no additional citizens present to comment, Chair Workman closed the public hearing at 8:49 pm and opened the floor for discussion by the Planning Commission.

Mr. Miller noted the historic and natural significance of the project site and the larger Elliston valley. He stated that he is a proponent of renewable energy, but did not consider the site suitable for this type of project.

Mr. Rice stated that the project was an allowed use with an approved Special Use Permit, meaning that the Commission was responsible for reviewing the potential impacts of a project in their consideration of an application. Mr. Rice stated that he believed that many of the impacts would be minimal and that the applicant had proposed many solutions to mitigate impacts caused by the project. He stated that he believed that the use was aligned with the Comprehensive Plan. Mr. Rice also noted that he believed it was the property owners' right to utilize their land as they see fit, but noted that he understood the concerns expressed by the citizens who enjoy the natural beauty of the area. Mr. Rice noted that he was inclined to support the applicant's request.

Mr. Foster noted that he was conflicted on how to proceed. He noted that the tax revenue that would be generated by the proposed use would not be greater than if a development of residential homes on the site were to be completed. Mr. Foster also shared that he was in agreement with Mr. Rice that the project was in alignment with the Comprehensive Plan. Mr. Foster stated that the General Assembly was shaping much of the policy and discussion surrounding solar developments, and that the County will likely continue to see these types of proposals throughout the County. He noted that he was unsure where he was in terms of making a decision on the application. Mr. Foster also stated that the Commission's role is to review the Comprehensive Plan and leave political considerations to the Board of Supervisors. He noted his inclination to table the application to allow the Commission more time to consider the application.

Mr. Linkous stated that originally he had been inclined to support the application, however had changed his mind after hearing many of the considerations shared by the speakers.

Ms. Sharpe-Robinson stated that she was weighing the cost and benefits of the proposed project. She shared skepticism on why the applicant was not able to share the cost of the panels or the total investment in the property, but was apt to share concrete dollar amounts on the money the company was willing to invest in the community organizations and through the voluntary payment. She also questioned how the proposal would benefit low income residents. Ms. Sharpe-Robinson also noted that she encouraged the Commission to table the application.

Mr. Rice stated that was ready to make a motion, and questioned what additional information the members of the Commission felt they needed to make a decision. Ms. Sharpe-Robinson stated that she would like to see more information regarding the financing.

On a motion made by Mr. Foster, seconded by Mr. Wolz, and passed unanimously, the Planning Commission voted to TABLE the request to a future meeting date to be determined by staff.

Ms. Hopkins came forward to address a question from a citizen on whether the application would be advertised again and reviewed the process for the request. Ms. Hopkins encouraged citizens to send any comments for the Planning Commission to the main departmental email address and noted they would be forwarded to the members of the Commission. Another citizen asked a question regarding the manufacturing origin of the panels, and Ms. Hopkins stated that would need to be addressed at another time since the public hearing had already been closed on the application.

### **PUBLIC ADDRESS**

Chair Workman opened this portion of the meeting at 9:13 pm. Having no speakers, the public address portion of the meeting was closed.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

None

### **LIAISON REPORTS**

Board of Supervisors –Supervisor Bohn shared that the Animal Care and Adoption Center had recently received a Virginia Association of Counties’ Achievement Award. She also stated that the Board had received a few requests from nonprofit organizations for tax exemption status for real estate at their previous meeting. She noted that the Board had also received an update on the County’s Capital Improvements Program, school resource officers, and electronic participation in meetings by members of the Board of Supervisors. She also addressed the County’s work to recognize Operation Greenlight for Veterans, where the County buildings will be illuminated in green to recognize veterans through the Veteran’s Day holiday. Supervisor Bohn also shared information from the Board’s work session where the CIP was discussed in addition with other issues. She also noted that Board had recently approved the changes the zoning ordinance regarding mini-warehouses and had abolished the Merchant’s Capital Tax. She concluded by stating the Board had recently received a financial update from the County’s Budget Director.

Public Service Authority – No report.

Blacksburg Planning Commission – Mr. Sanders shared that the Town of Blacksburg will be holding a public meeting regarding their plans for the downtown area next week and encouraged members who wish to contribute feedback to do so via the Town’s website.

Christiansburg Planning Commission – No report.

Radford Planning Commission – No report.

Tourism Council – No report.

Parks and Recreation – No report.

Planning Director’s Report – Ms. Hopkins provided an overview of the upcoming applications for review by the Commission and noted that several dates have changed due to issues with the applicants. She shared that the plan to hold two meetings in November would still be needed and updated the Commission on the status of the applications. Ms. Hopkins also noted that the Transportation Plan continues to move forward and shared information about the recent open house that was held, and noted that staff continued to receive feedback on the plan. She stated that staff hoped to have a completed draft of the plan by the end of the year, and was working with County Administration to determine when the Board and Commission could hold a joint work session to discuss the findings of the plan.

Mr. Foster asked Ms. Hopkins how the Commission’s questions would be addressed by the applicant. Some discussion ensued about the lingering questions of the Commission regarding that application. Mr. Sanders noted that the applicant would be compiling responses to the questions received and those items would be communicated to the Commission via staff. Ms. Hopkins stated that the Commission’s mandate was to review the application only regarding land use concerns and the Comprehensive Plan. Ms. Simpkins then asked for more information related to the surrounding conservation easements and AFDs in the area. Ms. Hopkins noted that staff could provide additional data to the Commission members on those items.

Mr. Rice asked if staff could obtain any sort of visualization of what the panels may look like at the time of construction. Ms. Hopkins noted that staff could see what sort of visual images could be provided to give the Commission more context.

## **ADJOURNMENT**

With no additional business, Chair Workman adjourned the meeting at 9:50 p.m.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON OCTOBER 19, 2022 IN THE BOARD OF SUPERVISORS MEETING ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Workman called the meeting to order at 7:00.

**DETERMINATION OF A QUORUM**

Secretary Foster called the roll to determine a quorum.

Present: Adam Workman, Chair  
Bryan Rice, Vice-Chair  
Bill Foster, Secretary  
Lonnie Linkous  
Robert Miller  
Andrea Sharpe-Robinson  
Pamela Simpkins  
Trey Wolz  
Sarah Bohn, Board of Supervisors Liaison

Staff: Brea Hopkins, Planning Director  
Justin D. Sanders, Senior Planner  
Kimberley Wright, Planning Coordinator

**APPROVAL OF AGENDA**

On a motion by Mr. Miller, and seconded by Mr. Foster, the Planning Commission unanimously approved the agenda.

**PUBLIC HEARINGS**

CP-2022-00608 - A request by James Lemmon for an amendment to the 2025 Montgomery County Comprehensive Plan to change the policy map designation of approximately 7.5 acres of property, addressed as 875 Falling Branch Road, and located East of Parkway Drive and South of White Oak Lane, from Urban Expansion to Rural. The property is further identified as Tax Map Number 094-A 7 (Parcel ID: 023513).

Mr. Sanders presented the maps and photography of the site, located near the Town of Christiansburg. A portion, 7.5 acres of the property, are located within an area designated as Urban Expansion in the 2025 Montgomery County Comprehensive Plan. The remaining acreage of the applicant’s property is located within an area designated as Rural in the Comprehensive Plan. The applicant is seeking a permanent

conservation easement through the New River Land Trust, and will be using the property for a horse rescue facility.

Montgomery County code states that a request to change the designation of a particular Planning Policy area shall only be approved if certain criteria are met; two of those criteria for change have been met. Since the 7.5 acres has limited development potential, an undue hardship has been created. Other Comprehensive Plan Goals are being met by changing the Comprehensive Plan map for this parcel.

Staff recommends approval of the amendment to the 2025 Comprehensive Plan land use designation from Urban Expansion to Rural.

Mr. Miller asked what the total acreage of the farm is, staff responded approximately 98 acres.

Mr. Randy Lemmon, brother of the applicant, explained that his brother purchased the property in 2021 and intends to use it to operate a non-profit horse and donkey rescue. His brother's intention is to apply for grants to help with property maintenance.

Chair Workman opened the public hearing. There being no speakers, Chair Workman closed the public hearing.

A motion was made by Mr. Rice, seconded by Mr. Wolz, and unanimously approved, for approval of the request by James Lemmon for an amendment to the 2025 Montgomery County Comprehensive Plan to change the policy map designation of approximately 7.5 acres of property, addressed as 875 Falling Branch Road, identified as Tax Map Number 094-A 7 (Parcel ID: 023513)

## **PUBLIC ADDRESS**

Chair Workman opened this portion of the meeting at 7:14 pm. Having no speakers, the public address portion of the meeting was closed.

## **WORK SESSION**

On a motion by Mr. Miller, and Foster, the Planning Commission unanimously approved a motion to enter into work session.

- a. **SUP-2033-00620-** A request by Anilkumar Patel and Saurabh Shah (Agent: Spicer, Olin, and Associates) for a Special Use Permit (SUP) to allow a general store under 2,000 square feet within an existing structure on approximately 0.746 acres. The proposed use is defined as "general store or specialty shop, provided gross floor area is two thousand (2,000) square feet or less" under the Zoning Ordinance, which is permitted in the A-1 Agricultural Zoning District only by a Special Use Permit. The property is located at 5728 McCoy Road

(State Route 652), at the intersection of McCoy Road and Big Vein Road. The property is further identified as Tax Map 049-4 1A (Parcel ID: 003149), 0.746 acres, zoned Agricultural (A-1) in the Prices Fork Magisterial District. The property currently lies in an area designated as Rural in the Montgomery County 2025 Comprehensive Plan.

Ms. Hopkins presented information on the upcoming public hearing. Until 2002, the site was a general store, as a non-conforming legal use. The use lapsed for more than two years, losing the vested right. Reopening the store would require the site be in conformance, and would require a Special Use Permit.

Access to the site will be via Big Vein Road, which is private. This road has been added to rural additions list in 2017 after being removed previously; it is pretty far down on the list.

The applicant is currently working with VDOT to meet their requirements.

If the Special Use Permit is approved, a site plan would be required, including an entrance permit from VDOT, and Erosion and Sediment Control review.

Staff has received several calls about this site, as the application of a SUP is the direct result of a Zoning Violation. The owners have stayed in continuous contact with staff since the Zoning Violation notice was issued.

There was a consensus among members of the Planning Commission to move the application forward for public hearing in November 15.

On a motion made by Mr. Rice, seconded by Mr. Foster, and passed unanimously (Mr. Workman absent), the Commission exited work session.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

None

## **LIAISON REPORTS**

Board of Supervisors –Supervisor Bohn reported that the Legislative Dinner was held to review legislative objectives with area representatives.

Public Service Authority – No report.

Blacksburg Planning Commission – No report.

Christiansburg Planning Commission – No report. Mr. Sanders shared that a Contractor's Storage Yard was being considered on Simmons Road.

Radford Planning Commission – No report.

Tourism Council – No report.

Parks and Recreation – Chair Workman reported that funds have been appropriated for Riner Park, the group met Thursday.

Planning Director's Report – Ms. Hopkins gave an update on the Solar Special Use Permit application, which will be on the December 14 agenda. The applicants are getting together additional information, with a new presentation; staff will have the information by the end of November. Mr. Becker asked that the submitted information to be sent to Planning Commissioners prior to agenda readiness, and wants to open himself to answer any questions and concerns from the Planning Commissioners. The site is being reconfigured to have less impacts, resulting in revised concept plan.

Ms. Hopkins announced that Justin Sanders just earned his CZA certification. The Zoning Administrator position is being advertised again, staff has received a few applications.

Ms. Hopkins shared that the Tyler Road concept plan is being reworked, and traffic information will be added. It will return for public hearing in November.

Indigo Road investments application for an inert fill site amendment will be presented again, after presenting a substantially different application which includes a phased plan. The application is being reviewed and will be in Work Session November 9, with Public Hearing December 14.

## **ADJOURNMENT**

With no additional business, Chair Workman adjourned the meeting at 7:37 p.m.

## MEMORANDUM

TO: Planning Commission

FROM: Justin D. Sanders, Senior Planner

DATE: November 2, 2022

RE: Staff Analysis (RZ-2022-00595) Request for rezoning of 15.07 acres from A-1 to RM-1 and 18.47 acres from A-1 to R-3

---

---

### I. NATURE OF REQUEST & PROPERTY LOCATION

Property owner, Roanoke Valley Holdings, LLC (Agent: Balzer and Associates) requests the rezoning of properties identified as Tax Map 077-A 124 and 078-A 1 (Parcel IDs: 020970 and 020958), totaling 33.54 acres in the Price's Fork Magisterial District. The applicant requests a rezoning with proffered conditions of 15.07 acres from Agricultural (A-1) to Multi-Family Residential (RM-1) to support the development of 150 multi-family residential units and 12 two-family (duplex) units, and 18.47 acres from Agricultural (A-1) to Residential (R-3) to support the development of 39 single-family residential lots.

The subject properties are addressed as 1784 and 1756 Pepper's Ferry Road, Christiansburg, and are located approximately 0.05 miles southeast of the intersection of Pepper's Ferry Road (Route 114) and Rolling Hills Drive (State Route 1286) and directly northeast of the intersection of Pepper's Ferry Road and Dominion Drive (State Route 760). The property lies in an area designated as Urban Expansion in the 2025 Montgomery County Comprehensive Plan.

### II. PROJECT DETAILS

The requested rezoning would support the development of a residential subdivision known as Wilkshire. The development would consist of three different housing types: single-family residential homes, two-family residential homes (duplexes), and multi-family residential units (apartments). The development will also include recreational amenities for the development, including a club house, pool, walking trail and play area.

*Industrious | Diverse | Steadfast | Helpful | Integrity*

Additional green space is proposed throughout the property, with 25% of the proposed RM-1 zoned area and 13% of the R-3 zoned area dedicated to open space. The applicant has stated that their desire is to provide a variety of housing options for the community, providing housing for both homeowners and renters alike.

### **III. IMPACTS**

The proposed use of the property is to allow two hundred and one (201) dwelling units. The applicant requests a rezoning of 15.07 acres to RM-1 Multi-Family Residential to support the construction of seven (7) residential apartment buildings, containing 150 housing units. These units will be a mixture of one- and two-bedroom apartments. Also located on the proposed RM-1 parcel are six (6) duplex buildings, providing twelve (12) total dwelling units. The applicant requests the remaining acreage of the parcel to be zoned R-3 Residential, providing for 39 single-family home sites. These homes will provide three (3) to four (4) bedrooms per home. The proposed rezoning would create a substantial increase in allowable density over the current A-1 Agricultural zoning classification. The current district allows single-family detached dwellings and has a maximum of 8 lot assignments under the sliding scale.

The proposed rezoning application has been evaluated for a variety of impacts, including the following items:

#### **Transportation**

The property has approximately seven-hundred ninety-one (791) feet of road frontage along Peppers Ferry Road (Route 114). Peppers Ferry Road is one of the County's more heavily traveled commuter routes. The applicant has proposed one main entrance and exit connecting to Peppers Ferry Road. The entrance is sited near the middle of the property, and is located 457' east of the intersection of Rolling Hills Drive and Peppers Ferry and 470' west of Dominion Drive.

The ITE Trip Generation Manual estimates an additional 1,465 average vehicle trips per day at full buildout of the development. The AM peak of 70 vehicles per hour will result from vehicles exiting the site and the PM peak of 76 vehicles will result from vehicles entering the site.

The proposed development did not meet the threshold for a VDOT mandated Traffic Impact Analysis. However, the applicant has completed a turn lane analysis, which has been reviewed by County staff and the Virginia Department of Transportation. The results of the analysis determined the need to construct a right and left turn lane, with a storage lane and taper for each, to provide safe and adequate site access to the

development. These turn lanes will be developed to VDOT standards, with final dimensions determined during site plan review. Based on VDOT's Access Management Design Standards, these improvements are anticipated to accommodate the projected traffic conditions upon full buildout in 2027.

The applicant proposes the construction of four (4) major roads to service the proposed development, labeled A-D on the proposed master plan. Road A would serve as the main entrance to the development from Peppers Ferry Road, and would service seven (7) of the single-family residential lots and provide two entrances to the parking area serving the multi-family residential parcels. Road A would intersect with Road B, which would provide access to other single-family residential lots and to some of the two-family (duplex lots). Road B terminates near the eastern property boundary in a cul-de-sac, and in a cul-de-sac at the western property boundary. This western terminus will serve as a future interparcel connection for future development. Roads C and D serve the remaining single-family and two-family (duplex) residential parcels, with each terminating at a cul-de-sac. These four (4) roads will be constructed to meet VDOT standards, will have curb and gutter, and will provide sidewalks on at least one side of the street. Per VDOT's review, roads will be accepted into the state system when three residential dwellings connecting to the road network have been occupied. The streets and parking areas servicing the multi-family residential units will be privately maintained by the future homeowner's association or management company. Parking lot design and configuration will be determined as part of the site plan review.

VDOT has reviewed the proposed rezoning application and took no exception to its approval.

### **Water and Sewer**

Public water service is available to the site via waterlines along Peppers Ferry Road and via waterlines along the eastern property boundary. Service will be provided to the site from the Town of Christiansburg, who has provided a Water and Sewer Availability Letter for this project. The applicant will install a new 8" waterline to connect to the existing water lines along Peppers Ferry. A second line may also be required to provide a loop for redundant service to the development. The location of that line will be determined during the site plan review phase. The proposed development's water needs, including the installation of fire hydrants throughout the property, will be met by the proposed infrastructure improvements.

Sanitary sewer service is not currently adjacent to the property boundary of the proposed development. A public utility easement has been dedicated from the eastern property boundary to the Belmont Pump Station, operated by the Town of Christiansburg. The

easement is intended to provide an 8" sewer line to serve the adjacent New River Landing Mobile Home Park. Should the sanitary sewer line not be installed at the initiation of the Wilkshire development, the applicant will be required to install that service line to serve the property. It is possible that some portions of the development may be unable to be served by gravity sewer, requiring the construction of a private pump station. The design of all improvements will be coordinated with the Town of Christiansburg at the site plan review stage. The proposed infrastructure improvements have been deemed to meet the sewer needs of the proposed development.

The construction of all necessary infrastructure improvements will be designed to meet the standards of both the PSA and Town of Christiansburg, and will be undertaken by the applicant at no expense to the County.

The Montgomery County Public Service Authority has reviewed the proposed rezoning application and took no exception to its approval.

### **Environment**

The property is not located in a FEMA designated flood zone.

The applicant has proposed stormwater management areas in various open space areas throughout the development, and proposes appropriate infrastructure to channel stormwater runoff from public streets and impervious surfaces to appropriate channels. A full stormwater management plan will be submitted at the site plan review stage.

The applicant intends to preserve as much of the existing vegetative buffer and tree line as possible along the northern and western property boundary. Other efforts will be made to maintain existing vegetation and sensitive environmental areas on the property.

Dumpsters and recycling will be provided in the multi-family portion of the development and individual garbage collection will be provided to the single-family and two-family residential lots. A collection service will be utilized by the management company or HOA to service these properties.

### **Open Space and Amenities**

The applicant has proposed approximately 5.6 acres of open greenspace throughout the property, exceeding the required amount of open space in the RM-1 and R-3 Zoning Districts. An additional 30,000 square feet of active recreational space is proposed through the development of a pool and clubhouse to serve the residents of the single-family, two-family, and multi-family residential units.

### **Landscaping and Buffering**

A full landscaping plan will be provided at the time of site plan review. Buffer yards will be required between different use types within the development, providing landscaping between the multi-family and two-family portions of the development and the single-family residential lots. Additional buffering will be required along the property boundaries, based on the adjacent land use. The applicant has stated that additional landscaping and buffering may be offered along Peppers Ferry Road, and will also be provided along the entrance road, throughout the open space areas, and within the multi-family development. The applicant has also proffered an evergreen buffer along the western property boundary adjacent to the existing neighboring single-family dwelling.

### **Lighting and Signage**

Any lighting and signage for the proposed development must meet the standards outlined in the Zoning Ordinance and will be reviewed at site plan review.

### **Schools**

The proposed development is estimated to create an increase of 121 total students to Montgomery County Public Schools. Due to the length of time to full-build out, the impact to the school system would be gradual. The staff of Montgomery County Public Schools have reviewed the proposed development and expressed concern about the ability for buses to turn within the development's street system. The school system had no additional comments on the proposed development.

## **IV. COMPREHENSIVE PLAN**

The proposed development lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

### **Urban Expansion**

The Comprehensive Plan defines Urban Expansion Areas as the preferred location for new residential and nonresidential development occurring in the unincorporated areas of Montgomery County. These areas are adjacent to Blacksburg, Christiansburg and Radford, intended to be natural expansion areas for uses occurring within those jurisdictions, and will accommodate a broad range of residential unit types and densities. Development in these areas will be compatible and complimentary to development within corporate limits.

The following Urban Expansion policy statements found in the Comprehensive Plan should be considered during the review of this proposal:

Planning & Land Use:

*PLU 1.8.3.a Urban Expansion areas are the preferred location for new residential and nonresidential development occurring in unincorporated areas of Montgomery County.*

The proposed development is in the preferred location for new development.

*PLU 1.8.3b The County will encourage high quality residential and non-residential design in Urban Expansion Areas. The County shall evaluate development proposals in Urban Expansion Areas to ensure that proposed development is compatible with existing communities and uses and is designed to minimize any negative impact on these existing neighborhoods.*

*Such new development should be designed to provide a "seamless" transition from the existing development to the new.*

The proposed development provides housing of varied densities and types.

*PLU 1.8.4.e Development in Urban Expansion Areas will be compatible with and complimentary to development within corporate limits.*

The proposed development is compatible with development occurring within the corporate limits.

*PLU 1.8.5.a Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.*

Public sewer and water service are available on the site or can be obtained through new connections and infrastructure improvements.

*PLU 1.8.5.c. Transportation improvements within the Urban Expansion Area will be designed to tie into the existing street network serving the City and the towns.*

The proposed development connects to Peppers Ferry Road and provides future interparcel connections for other development.

Planning & Land Use – Criteria for Rezoning Applications:

*PLU 2.1 Criteria for Evaluating Rezoning Applications: All residential rezoning requests will be evaluated using the following minimum criteria:*

- 1. Location. The property must be located within a Village, Village Expansion Area or Urban Expansion Area, with the exception of Rural Residential zoning.*

2. *Public Utilities.* The applicant must demonstrate that the proposed development will be served by public sewer (preferably both public water and public sewer), and that such service is either currently available or is planned and approved by the County and scheduled for construction to the site within a defined time period consistent with the other provisions of the Comprehensive Plan; with any necessary extensions to be funded by the applicant.
3. *Road Access.* The property must have adequate and safe road access, with any necessary improvements provided by the applicant. Entrances onto existing public roads must be adequately spaced to provide safe access and maintain adequate capacity of the existing roadway. The applicant must dedicate any right-of-way necessary for future widening of such existing road.
4. *Public Facilities and Amenities.* The applicant must provide a concept development plan of the entire property, showing future land uses, roads, walkways and trails, open spaces, public facility sites and the like.
5. *Interparcel Access.* The concept plan must show one or more street connections to all adjoining properties that are not blocked by natural barriers. The applicant must construct these connections at the time such portion of the concept plan is developed. Interparcel access will not be required if the adjacent property is located in a Rural Area or a Rural stewardship/Conservation area unless such a connection is identified on a Countywide or regional transportation plan.
6. *Pedestrian Access.* The rezoning proposal must include provisions for pedestrian mobility within the site and safe and convenient connections for pedestrian traffic to adjacent sites and adjacent public roadways and trails.
7. *Buffers.* Landscaped buffers must be provided at all edges of the site that abut existing or planned uses of lower intensities.

The proposed development meets all the criteria for consideration of a rezoning request as outlined in this section of the Comprehensive Plan.

## Environmental Resources

*ENV 3.2.6 Develop general design evaluation guidelines, criteria, and techniques that promote the preservation of natural landscapes and apply them in the evaluation of rezoning and/or special use permit applications.*

The project will preserve several areas of the natural vegetative buffer along the northern and western property boundary.

*ENV 3.2.7 Where appropriate, require rezoning and special use permit applicants to describe in general detail the natural character of significant creeks, rivers, lakes, and ponds (as characterized on United States Geological Survey Maps) located on the property, as well as the 100-year floodplain. Require applicants for such rezonings and/or special use permits to explain how the significant surface water bodies and related shorelines to be retained upon completion of the project will be protected during construction.*

The proposed development will not impact any significant natural features.

*ENV 5.6 Development Minimize the coverage of impervious surfaces to allow rain percolation through strategies such as low-impact development and stormwater management planning and concentrate new development in areas where public water supplies and sewer systems exist or are planned.*

Appropriate stormwater and erosion and sediment control measures will be put in place to mitigate any additional impacts. The property will connect to the public water and sewer network.

*ENV 6.5 Maintain the predevelopment drainage patterns (including the quantity and timing) of runoff draining into karst terrain features.*

The proposed development will maintain existing drainage patterns for stormwater management.

*ENV 7.0 County is committed to managing stormwater and erosion in order to protect surface water quality and aquatic habitat vitality, to guard against the loss of landmass and to maintain and enhance human health and safety.*

The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.

## Housing

*HSG 1.3.3 Safe Neighborhoods and Transportation. Encourage intra- and inter-connectivity of roads, bikeways, and walkways in new residential developments in order to promote increased sense of community and safety, while decreasing traffic concentration.*

The proposed development provides interconnectivity to the existing street network, and provides sidewalks

## Transportation

*TRN 1.3.2 Street Continuation and Connectivity: Require that the arrangement of streets in new subdivisions: 1) make provisions for connectivity and for the continuation of existing streets into adjoining areas; and 2) delineate future street extensions on subdivision plats in order that lot purchasers are aware that the streets in their subdivisions are likely to be extended to adjoining properties. (7)*

The proposed development will utilize Peppers Ferry Road as its main entrance and provide a future interparcel connection to the west.

*TRN 1.3.3 Right-of-Way Standards: Require new lots, created by subdivision, abut streets meeting VDOT right-of-way standards. This requirement leads to the dedication of additional right-of-way when lots are platted along existing streets with substandard right-of-way widths. Exceptions are made for family subdivisions and lots with private access easements.*

All roads will be developed to meet VDOT standards.

*TRN 1.3.5 Pedestrian Oriented Facilities. Require the provision of pedestrian facilities (sidewalks, walkways, trails, etc.) in new developments in the Village, Village Expansion, Residential Transition, and Urban Expansion Areas. (9)*

Sidewalks will be provided throughout the development.

## **V. ANALYSIS**

The subject property qualifies for rezoning with proffers per Section 10-31 of the Montgomery County Code.

The property lies within an area identified as Urban Expansion in the 2025 Montgomery County Comprehensive Plan. This area is the preferred area new residential and nonresidential development occurring in unincorporated areas of the County.

The proposed development provides high quality housing for the County and provides a variety of housing options for renters and homeowners alike near the Town of Christiansburg and the Belview Village. The development provides for shared common amenities for residents, and provides a pedestrian trail and sidewalks to provide connectivity within the development.

The proposed turn lane improvements, entrance road, and street network are designed to accommodate the increased traffic demands generated by the development and will provide for safe and efficient ingress/egress to the development. The proposed interparcel connection along the western property boundary at Road B will provide for future development potential for the surrounding parcels and for an alternate entrance and exit to the development in the future.

The expansion of public water and sewer to the project site will benefit the residents of the development and establishes future development potential. The future connections utilize the existing public system and will be undertaken at the expense of the applicant, benefiting the County and its residents with no public expenditures.

Montgomery County Schools has indicated their concern regarding bus accessibility. The applicant/owner has not provided any information regarding potential bus stop locations. Consideration should be given to accommodating bus traffic for the school system and future public transit service.

Impacts to adjacent property owners will be mitigated by the preservation of existing vegetation along the northern and western property boundaries, and by the inclusion of the evergreen vegetative buffer along the neighboring single-family dwelling property boundary. The applicant's reconfiguration of the original site plan to accommodate concerns of the adjacent landowner indicate a willingness to mitigate impacts.

## **VI. STAFF RECOMMENDATION**

Staff recommends approval of the request to rezone 15.07 acres from Agricultural (A-1) to Multi-Family Residential (RM-1) to support the development of 150 multi-family residential units and 12 two-family (duplex) units, and 18.47 acres from Agricultural (A-1) to Residential (R-3) to support the development of 39 single-family residential lots, with the following proffered conditions:

- 1) Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z3 dated July 1, 2022 and revised October 13, 2022.
- 2) The applicant shall install an evergreen screening buffer of Leyland Cypress along the common parcel line of between Parcel ID #020970 and #002562 as depicted on Sheet Z3. The evergreen trees shall be 6' of height at the time of planting and shall be planted 15' staggered on center.

Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3) and the Code of Virginia. Additionally, legal notice was provided in the Roanoke Times on October 23 and October 30.

At the time of this report, staff has received one inquiry related to the proposed rezoning request. The inquiry was received from an adjacent land owner, who has worked with the developer to address the concerns raised. Other adjoining property owners and interested citizens may be present at the public hearing(s) to express their views regarding this request.

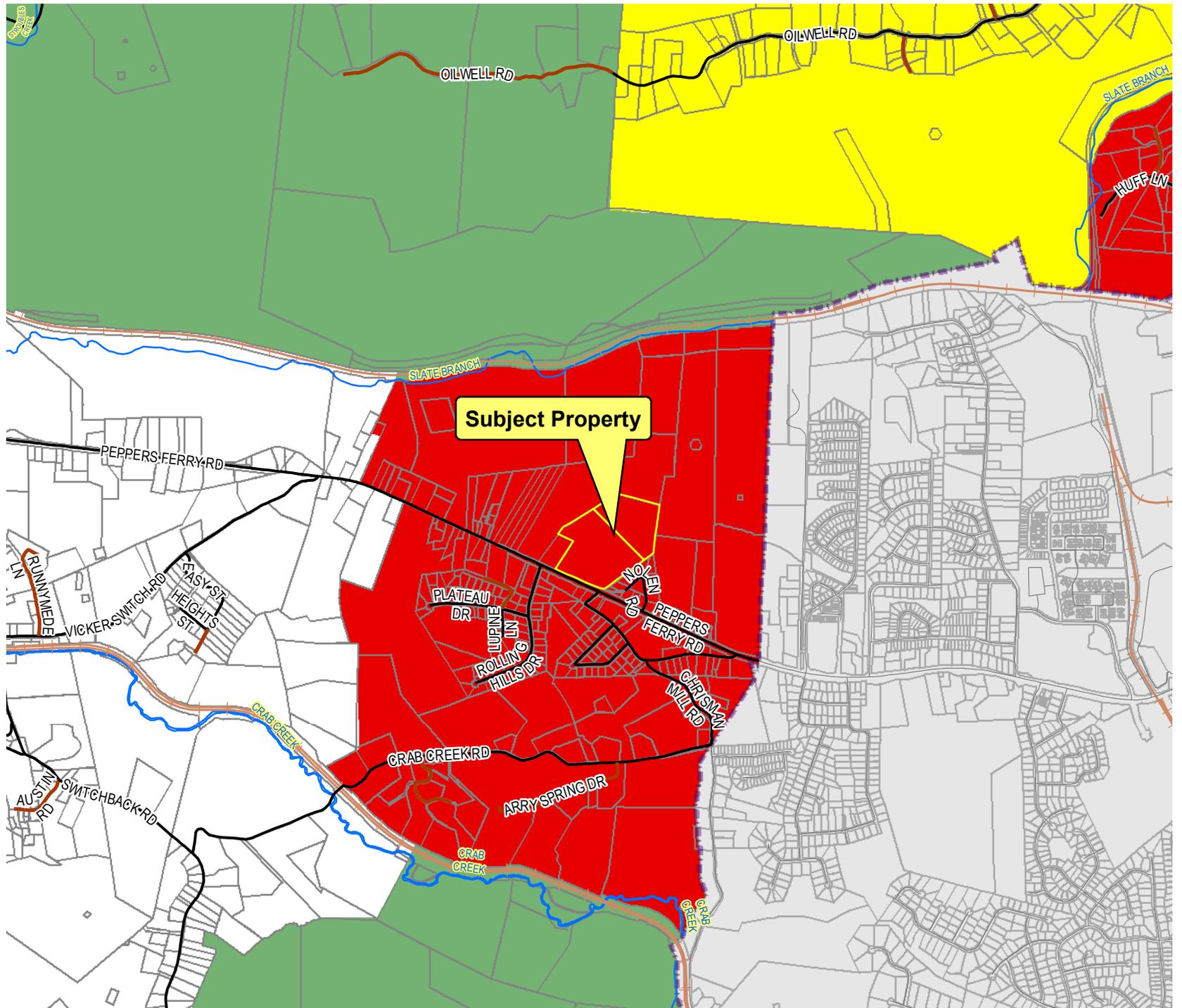
Enclosures: Aerial Photo Map  
Policy Map  
Application Materials  
VDOT Review Letter  
MCPS Letter

# Montgomery County, Virginia - Comprehensive Plan

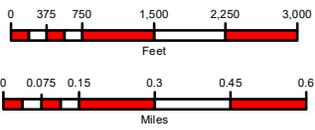


### Legend

- Subject Parcels (020970 & 020958)
- Corporate Line
- Towns/Cities
  - Town of Christiansburg
- Tax Parcels
- Resource Stewardship
  - Rural
  - Residential Transition
  - Urban Expansion



Subject Property





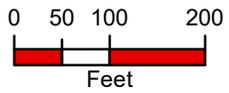
**Rezoning Request**  
**RZ-2022-595**

**A-1 to RM-1**  
**Balzer & Associates (Agent)**

**Parcel ID(s) 020970 & 020958**  
**1700 Block of Peppers Ferry Rd**

**Legend**

-  Subject Parcels (020970 & 020958)
-  Tax Parcels





# Rezoning Application Form

## Rezoning, Conditional Zoning, Proffer Amendment Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)



**Application Request:** (Please check one)  Conditional Rezoning  Rezoning  Amend Proffers

**Applicant Information:** (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): ROANOKE VALLEY HOLDINGS, LLC	Address: 5211 SOUTH CONCOURSE DR ROANOKE, VA 24019
Telephone: 540-204-4247	Email: rfralin@irec.cc

Applicant Name: Owner Contract Purchaser/Lessee ROANOKE VALLEY HOLDINGS, LLC	Address: 5211 SOUTH CONCOURSE DR ROANOKE, VA 24019
Telephone: 540-204-4247	Email: rfralin@irec.cc

Representative Name and Company: BALZER & ASSOCIATES - STEVE SEMONES	Address: 80 COLLEGE STREET, SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 1784 & 1756 PEPPERS FERRY ROAD		
Parcel ID Number(s): 020970, 020958	Acreage: 33.54	Existing Zoning: A-1 AGRICULTURAL
Comprehensive Plan Designation: Urban Expansion	Existing Use: SINGLE FAMILY RESIDENTIAL & VACANT	

**Description of Request:** (Please provide additional information on attached sheet if necessary)

Proposed Zoning (Include Acreage): RM-1 (+/- 12.33 acres) & R-3 (+/- 20.83 acres) <b>RM-1 (± 15.07) &amp; R3 (± 18.47) REV. 10/13/22</b>
Proposed Use: Multi-Unit and Single-Family Residential

*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.*

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

6/5/22  
 \_\_\_\_\_  
 Owner 1 Signature Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date  
6/5/22  
 \_\_\_\_\_  
 Applicant Signature Date

7/6/22  
 \_\_\_\_\_  
 Representative/Agent Signature Date

Parcel ID Number: \_\_\_\_\_

Board of Supervisors Ordinance No: \_\_\_\_\_

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

## Voluntary Proffer Statement Form

Date (include revision dates): October 13, 2022

Applicant Name: Roanoke Valley Holdings, Inc

Owner(s) Name: Roanoke Valley Holdings, Inc

Applicant Address: 5211 S. CONCOURSE DR

Owner Address: 5211 S. CONCOURSE DR

ROANOKE, VA 24019

ROANOKE, VA 24019

Project Name: WILKSHIRE Property Description: TWO PARCELS LOCATED ON THE NORTH SIDE OF PEPPERS FERRY DRIVE BETWEEN THE INTERSECTIONS OF DOMINION DRIVE AND ROLLING HILLS DRIVE. THE PROPERTY HAS TWO SINGLE FAMILY HOMES THAT HAVE BEEN USED AS RENTAL PROPERTY. THERE ARE TWO EXISTING GRAVEL DRIVEWAYS THAT SERVE THE TWO HOUSES. THE REMAINING PROPERTY IS PASTURE LAND WITH SOME WATER FEATURES ALONG THE NORTHERN AND EASTERN PORTIONS OF PARCEL #020958. THE PROPERTY IS BOUNDED BY R-2 AND A-1 ZONED PROPERTY THAT INCLUDE A CHURCH, RESIDENTIAL SINGLE FAMILY SUBDIVISIONS AND A MOBILE HOME PARK.

Magisterial District: RINER Parcel ID Number(s): 020970, 020958

Current Zoning District: A1 Requested Zoning District(s): R-3 & RM-1

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

*1) Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z3 dated July 1, 2022 and revised October 13, 2022.*

*2) The applicant shall install an evergreen screening buffer of Leyland Cypress along the common parcel line of between Parcel ID #020970 and #002562 as depicted on Sheet Z3. The evergreen trees shall be 6' of height at the time of planting and shall be planted 15' staggered on center.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County's Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

**Applicant/Owner Name:** \_\_\_\_\_

Title and/or Company: \_\_\_\_\_

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by

\_\_\_\_\_.”

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

# **CONDITIONAL REZONING APPLICATION**

**FOR**

# **WILKSHIRE**

**TAX PARCEL #077-A124**

**TAX PARCEL #078-A 1**

**July 1, 2022**

**Revised: October 13, 2022**

**PREPARED FOR:**

**Roanoke Valley Holdings, LLC**

**5211 S. Concourse Drive**

**Roanoke, VA 24019**

**PREPARED BY:**

**BALZER & ASSOCIATES, INC.**

**80 College Street, Suite H**

**Christiansburg, VA 24073**

**WILKSHIRE**  
**COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The properties described in the Rezoning application are currently zoned Agriculture A1. There are multiple parcels requested for rezoning in this application. They are designated as follows:

- 1) Tax Map ID# 077-A124 & Parcel ID# 020970  
Existing Acreage: 21.16 acres  
Proposed Acreage for Rezoning: 21.16 Acres  
Proposed Use: Single Family Detached, Two Family Dwelling and Multi-Family  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: RM-1 Multiple Family Residential and R-3 Residential
  
- 2) Tax Map ID# 078-A 1 & Parcel ID# 020958  
Existing Acreage: 12.378 acres  
Proposed Acreage for Rezoning: 12.378 Acres  
Proposed Use: Single Family Detached and Two-Family Dwelling  
Existing Zoning Designation: A1 -Agriculture  
Proposed Zoning Designation: RM-1 Multiple Family Residential and R-3 Residential

The requested zoning change to RM-1 and R-3 would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as Urban Expansion. According to the Comprehensive Plan, *“Urban Expansion Areas are the preferred location for new residential and nonresidential development occurring in unincorporated areas of Montgomery County. These areas will accommodate a full range of residential unit types and densities. These are areas adjacent to Blacksburg, Christiansburg and Radford and are intended to be natural expansion areas for uses occurring within town and city boundaries. Transportation improvements within Urban Expansion Areas will be designed to tie into the existing street network serving the City and the towns and development in these areas will be compatible with and complimentary to development within corporate limits.”*

The Urban Expansion Areas, along with Village Expansion areas, Urban Development Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

The project is designed as a master planned development with three different housing types, community clubhouse and amenity area, open space, sidewalk infrastructure, and new road improvements. The unit types have been designed to provide housing products that are in high demand in Montgomery County and will appeal to various buyers and renters. All single family detached units will be subdivided and will be a “for sale” product. The two-family dwellings (duplexes) will also be subdivided and can be sold or

rented. Multi-family units will be “for rent”. The expected timeline for total buildout of the property is 3-5 years once construction commences. It is planned that the property will be developed and constructed in multiple stages based on overall consumer/buyer and rental demand. It is anticipated that the single family and multi-family housing types will be provided in the initial construction plan set submitted to Montgomery County. The overall conceptual masterplan is shown on Sheet Z3, included with this application and narrative. More detailed drawings of each housing section are also included in the application.

The first housing type proposed is multi-family apartment units. They will provide a mix of 2-bedroom units (96 units) and 1-bedroom units (54 units). The buildings will be constructed in 24 unit and 18-unit configurations. All buildings will be accessed from the internal parking lots shown on the masterplan and will be designed for ADA accessibility as required by federal and state guidelines. Sidewalks will be included within the development to connect the buildings to the parking areas, the clubhouse area and to the other open space areas. Units will be situated around the internal parking lots to limit the visual impact of the parking lots from the public right of way along Peppers Ferry and the new proposed Road A.

The second housing type is single-family detached units in the R-3 zoned section of the property. These units will be on individual subdivided lots of greater than 10,000 square feet and a minimum of 80’ in width at the setback line. Multiple house styles, footprints, and options will be available to buyers in the single-family section. Many of the homes will likely be built to suit so the future buyers can truly make the house their own. These homes will be mix of 3- and 4-bedroom units and may also be provided with garages as desired by the purchaser.

The third housing type is two-family dwelling units in the RM-1 zoned section of the property and are commonly referred to as duplexes. These units will be on individual subdivided lots of greater than 6,000. The house style of each unit will likely be similar but potential home buyers may have the opportunity to make specific interior selections at the time of construction. Based on the final unit design and the grading, duplex homes may provide other features such as a garage and/or a basement. This product type, while limited in the development, will provide a different price point than the single-family homes or apartments for potential buyers and/or renters.

The masterplan shows the overall layout of the property which puts the multi-family housing towards the front of the property and adjacent to Peppers Ferry Road. This limits traffic extending further into the site. The two-family homes are located in the northeast portion of the site off of Road B and Road C. The single-family home section of the project is located primarily on the rear acreage and is situated adjacent to the more rural setting of the neighboring properties. Single family homes are also located on the western side of Road A as you enter the project to provide a less dense development adjacent to the Tuck property.

This project has been designed in keeping with the current Comprehensive Plan and the elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.8.3.a** – The development is located within an area designated Urban Expansion.
- 2) **PLU 1.8.3.b** – The development will have a range of residential types and densities.
- 3) **PLU 1.8.4.e** – The development will be compatible with developments within the corporate limits.
- 4) **PLU 1.8.5a** - The development will have public utilities and will provide stormwater management for the new development.
- 5) **PLU 1.8.5c** – The new roads within the development will provide a new connection to Peppers Ferry Road and will have right of way dedicated to allow for future interconnectivity to an adjacent property.
- 6) **PLU 2.1.1** – The development is located within an area designated Urban Expansion.
- 7) **PLU 2.1.2** – The development will be served by public water and sewer.
- 8) **PLU 2.1.3** – The road access point is shown from Peppers Ferry Road. Any applicable road improvements or right of way dedication will be determined during the site plan review process and incorporated into the design drawings.
- 9) **PLU 2.1.4** – The concept plan shows the location of all roads, sidewalks, trails and open spaces.
- 10) **PLU 2.1.5**– The development will provide a future access point to the adjacent parcel to the west.
- 11) **PLU 2.1.6** – The development will have open space, and pedestrian access.
- 12) **PLU 2.1.7** – The development will have buffers along all uses with lower intensities.
- 13) **ENV 1.5** – The development will utilize BMP’s to protect water quality.
- 14) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 15) **ENV 3.2.6** – Several areas of natural landscaping are planned to be preserved. These areas are primarily located along the north and eastern edge of the property where environmental sensitive areas may exist. Any existing vegetation along exterior property lines may also be preserved if grading activities allow.
- 16) **ENV 3.2.7** – The development will protect main water sources and riparian areas.
- 17) **ENV 5.6** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 18) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 19) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.
- 20) **HSG 1.3.3** – The development provides interconnectivity of roads and sidewalk infrastructure.
- 21) **TRN 1.3.2** – The main entry road is designed to provide connectivity within the subdivision and to undeveloped adjacent parcel to the west.
- 22) **TRN 1.3.3** – All public streets and right of ways will be designed and constructed to VDOT standards.
- 23) **TRN 1.3.5** – Sidewalks will be provided on both sides of the public roads.
- 24) **UTL 4.1.2** – The project could allow for regional stormwater management facility with coordination with Montgomery County.

## **Site Development Regulations**

As noted above, the property is being requested to be rezoned to two separate Zoning Districts, RM-1 (15.07 acres) and R-3 (18.47 acres). As such, development in each of those designated zoning areas will be required to meet the Zoning Ordinance standards for their respective zoning. This would include items such as parcel sizes, setbacks, heights, overall density calculations, occupancy, parking space numbers, and landscaping/buffering. This rezoning does not include a PUD-RES option thus no variations to the standard zoning requirements are being proposed.

## **Water & Sewer Service**

The proposed rezoning area is on the north side of Peppers Ferry Road. Currently the site does have public water service located adjacent to the parcel boundaries via two, 16" waterlines in Peppers Ferry Road. There is also a separate 8" waterline along the eastern property boundary of Parcel #020958. Although the subject property is in Montgomery County, the water and sewer service will be provided by the Town of Christiansburg. Montgomery County PSA has discussed the Wilkshire application with the Town and the Town has provided a Water and Sewer Availability letter confirming this agreement. Wilkshire will install a new 8" waterline from one of the existing 12" waterlines to serve the new development area. All main waterlines shall be 8" per Town of Christiansburg standards. It is assumed that a second waterline connection may be needed for looping requirements. The specific location of that second connection will be determined during the site plan process. This "loop" will be beneficial for redundant service to customers in case of a watermain break and will assist in overall water quality. Fire hydrants will also be installed throughout the entire development in accordance with Town of Christiansburg and Emergency Services requirements.

Sanitary sewer extensions will be required for the development as well. There currently is not sanitary sewer service adjacent to this property, however there is a public utility easement that has been dedicated from the eastern property boundary to the Town of Christiansburg Belmont Pump Station. This easement was dedicated for the extension of an 8" sewer line to serve New River Landing Mobile Home Park. Should that sewer line not be installed at the time Wilkshire wishes to develop, the applicant would be required to install that line to service this property. All new sewer lines installed for Wilkshire must be 8" in diameter and constructed to Town of Christiansburg standards. Based on the preliminary sewer line design performed for New River Landing, there may be portions of Wilkshire that cannot be served by gravity sewer. If such areas are identified during site plan design, it may be necessary to install a small pump station. The design and specifications of this pump station would be coordinated with the Town of Christiansburg.

The applicant will be required to dedicate Public Utility easements centered on all utilities that are designed and installed as public mains per Town of Christiansburg standards.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses as shown on the conceptual master plan:

SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL & MULTI-FAMILY RESIDENTIAL USE

Single Family Residential Dwelling: 39 units

*Design Assumptions and Calculations:*

1. Based on 12VAC5-610-670 Table 5.1
2. 3.5 persons per dwelling unit = 137 persons
3. Water and Sewer usage for residential use is 100 gal/day per person = 13,700 gallons per day

Two Family Residential Dwelling: 12 units

*Design Assumptions and Calculations:*

1. Based on 12VAC5-610-670 Table 5.1
2. 3.5 persons per dwelling unit = 42 persons  
Water and Sewer usage for residential use is 100 gal/day per person = 4,200 gallons per day

Multi-family Residential Dwelling: 150 units

(96 2-bedroom units & 54 1-bedroom units)

*Design Assumptions and Calculations:*

1. Based on 12VAC5-610-670 Table 5.1
2. 2 persons per one-bedroom unit and 3 persons per two-bedroom unit = 396 persons
3. Water and Sewer usage for residential use is 100 gal/day per person = 39,600 gallons per day

**TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED RESIDENTIAL DEVELOPMENT = 57,500 gallons per day**

The subject property is identified in the Montgomery County Comprehensive Plan as Urban Expansion. The Comprehensive Plan further states that “Urban Expansion areas are or will be served by public sewer and water services provided by the County or by the towns and the City, by mutual agreement.” As this area already has water and sewer service available, as specified in service availability letter provided by the Town of Christiansburg, this development does meet the requirements as described in the Comprehensive Plan.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Montgomery County PSA, will comply with the regulations and standards of the PSA and will comply with the regulations and standards

of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

### **Roads**

The proposed development conceptual plan indicates that there will be one main entrance/ access point into the Wilkshire residential development from Peppers Ferry Road. This entrance is approximately 457' east of Rolling Hills Drive and 470' west of Dominion Drive. The entrance road is designated as "Road A" on the conceptual master plan. This road will have two access points to the apartments and will provide access to 7 of the 39 single family lots. The remaining single family and duplex lots will be accessed off of road Road B, Road C and Road D. A temporary access easement and cul-de-sac will be provided at the western terminus of Road B. It is anticipated that this road may eventually continue into the property next door at which point the cul-de-sac will be removed and the easement will be dissolved. All public roads proposed in the development shall also be designed to VDOT and Montgomery County standards. All public roads will have sidewalks on at least one side of the road and curb and gutter.

The single-family detached lots and the two-family dwelling lots will have individual driveway connections to the public roads fronting each lot. The RM-1 parcel has two entrance locations shown coming off of Road A which will provide access into the apartment community. There is also a third access point on Road B and directly across from Road C. Parking for the apartment residents will be provided in surface lots. All drive aisles and parking areas internal to the apartment community will be private and will not be dedicated as public right of way. Thus, all maintenance of these areas will be the responsibility of the future Homeowners Association or management company.

As part of this rezoning application, a turn lane analysis has been performed to study the potential impacts of this new development on the existing road system of Peppers Ferry Road. Meetings with County staff and VDOT representative occurred prior to this filing to ensure the parameters of the study were appropriate. The analysis is included with this application and provides all background data, analysis and recommendations. Below is the trip generation for the proposed development and the recommendations for road improvements necessary to accommodate the new development.

Upon review of the ITE Trip Generation 11<sup>th</sup> Edition manual, the residential portion of the project is expected to generate the following additional vehicle trips – see chart on Page 8.

## TRIP GENERATION

ITE Land Use (ITE Code)	Density	Average Daily Traffic (vpd)	AM Peak Hour (vph)		PM Peak Hour (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	39 Dwelling Units	368	7	20	23	14
Single-Family Attached Housing (215)	12 Dwelling Units	86	2	4	4	3
Multifamily Housing (Low-rise) (220)	150 Dwelling Units	1,011	14	46	49	28
<b>Total</b>		<b>1,465</b>	<b>23</b>	<b>70</b>	<b>76</b>	<b>45</b>

Based on VDOT’s Access Management Design Standards for Entrances and Intersections and traffic capacity analysis, the following improvements are expected to accommodate the projected 2027 traffic conditions with the proposed development fully built out:

**Peppers Ferry Road and Road “A” Site Access:**

Construct a right turn lane with storage lane and taper as determined by VDOT regulations.

Construct a left turn lane with storage lane and taper as determined by VDOT regulations.

Proposed turn lanes have been shown on the Master Plan included with this application (Sheet Z3). Exact dimensions of the storage and taper lanes will be finalized during the site plan process.

These proposed road improvements will effectively manage the increased traffic generated by the development as well as provide for safe movement for all vehicles along Peppers Ferry Road.

**Water Quality & Stormwater Management Standards**

The overall property currently drains naturally south to north with multiple smaller drainage areas. The majority of the site drains to an unnamed tributary that is on the subject property. However, the remaining site, including the parcel on the south side of Peppers Ferry Road, flows to the west towards the David W. Tuck and Price Mountain Estates, LLC properties and is collected in a small unnamed tributary on the eastern edge of the Price Mountain Estates, LLC property. All these areas converge into an unnamed tributary that connects into Slate Branch approximately 2,100 feet northwest of the subject property. Approximately 3 miles further west, Slate Branch connects to Stroubles

Creek which then continues another 2.5 miles northwest until it converges with the New River.

All stormwater conveyance within the proposed public right of way will be curb and gutter (CG-6 or roll face), drop inlets and storm sewer pipes. No roadside ditches are proposed for this development. All storm sewer pipes will be sized for transporting the 10-year storm event and sag conditions including culverts will be sized to pass the 100-year storm event. As storm sewer traverses through private property to stormwater management facilities or other drainage channels, all outfalls shall be in a dedicated public drainage easement to an adequate channel.

Open space areas have been sited throughout the property and along the eastern and western perimeters to allow for multiple stormwater management facilities to be constructed upon the development of the project. These facilities will be designed and permitted through Montgomery County and the Department of Environmental Quality during the site plan and subdivision platting stage. As development occurs and impervious areas increase on the project site, stormwater management will be required to control the increased water flows as they move offsite to these tributaries. These stormwater management facilities would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project may be achieved through a variety of possible design options such as retention, bio-retention conserved open space and the purchase of nutrient credits. No stormwater management facilities or BMP's are proposed within the dedicated road right of way.

The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10-Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates, and all current channel and flood protection requirements set by the Virginia Stormwater Management Program will be met. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. In addition, the minimum standards listed in Virginia Administrative Code Section 9VAC25-840-40 will be met, where applicable, during construction. With these design measures in place, there should be no negative impact on the groundwater supply for any adjacent well users.

### **Project Development and Timing**

The development of the project is planned to be constructed over a 3-5-year period. It is planned that an overall mass grading plan will be provided in the first set of construction documents so that the entire site can be graded at one time. This will ensure that all roads, sanitary sewer and stormwater management facilities are planned accordingly for the entire development. The exact infrastructure to be constructed in the initial set of construction documents will be dependent on which areas of the site are developed first. It is the applicant's desire to have multiple residential product types available for sale

early in the project timeline. This would require any infrastructure needed for construction of a portion of the apartments, the two family and/or the single family to be in place.

Single family detached homes are proposed to be subdivided on individual lots and will be for sale units. Two family homes will also be subdivided on individual lots. All subdivided lots will meet the requirements stated within this rezoning application and the Montgomery County Zoning Ordinance and Subdivision Ordinance as applicable.

### **Open Spaces / Amenities**

The RM-1 zoning district requires that a project reserve a minimum of 15% of the overall project area acreage as common green space. Based on the project size, the RM-1 section of Wilkshire would be required to reserve approximately 1.51 acres for common space. A minimum area of 10,000 s.f. (0.23 acres) is also required to be usable, active recreation space. The conceptual master plan has proposed approximately 30,000 sf of active recreational space with a clubhouse and pool which will be shared by both the apartments and the single-family homes and a walking trail and play area. There are approximately 3.21 acres of additional reserved greenspace for the RM-1 zoning district, for a total of approximately 3.9 acres of open space (25%). There is additional reserved greenspace totaling approximately 2.46 acres within the R-1 zoning district.

### **Homeowner's Association**

A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space and active recreational uses including the clubhouse and pool area. These areas will be under the development's ownership or the established Association and will be maintained at no cost to the general taxpayer. A management company will also oversee exterior maintenance required for the parking areas and stormwater management areas. Lawn maintenance for portions of the development may also be provided for at the developer's discretion.

Dumpsters and recycling containers are proposed on this plan for the multi-family development area and will be maintained by a private solid waste collection company. The single-family and two-family homes will all have individual trash cans that will also be picked up by a private collection company as contracted by the Homeowner's Association.

### **Landscaping/Buffering**

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The residential portion of the subject property use would have three Land Use Group classifications. The single-family lots would be a Land Use Group 1, two-family lots would be a Land Use Group 2 and the apartments would be classified as Land Use Group 3. No buffers are required for a Land Use Group 1 classification. However, the Land Use Group 2 and 3 areas would be required to provide buffers along certain perimeters of the development. A Type 3 buffer would be required along the perimeter of the parent parcel where the apartments are proposed and

adjacent to the single-family lots. A Type 2 buffer will also be required along any two-family lot that is adjacent to a single-family lot. While only a Type 3 buffer is required along Peppers Ferry Road, the applicant may wish to provide additional landscaping along this critical corridor. Although not required by the Zoning Ordinance, the applicant has also proffered an evergreen tree buffer along the western property line adjacent to the Tuck property. There is also planned to be additional landscaping along the entry road, specific open space parcels, individual home parcels, within the apartment development and around the clubhouse area.

### **Site Lighting**

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance.

### **Signage**

The developer reserves the right to construct project identification signs at locations to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Montgomery County zoning ordinance.

### **Housing Resources**

Housing continues to be a challenge for Montgomery County as a whole, particularly in areas adjacent to the two Towns. While several large residential developments have been approved in Montgomery County in the last couple of years, most of that has occurred on the Blacksburg end of the County. The overall housing stock is still at a very low level and when homes become available for sale, they are typically under contract in a short amount of time and often with multiple back up offers. Single family detached homes on a typical ¼ acre lot are still in demand, especially near the Town boundaries where utilities are available and nearby services such as shopping and restaurants are easily accessible. However, there is a continuation of increased demand for other housing types such as townhomes and multi-family apartments. Over the last few years as housing prices have skyrocketed and supply dwindled, these other living units provide options for a variety of people looking for quality housing. This is especially true as these new units provide a high-quality, energy efficient housing opportunity with little outside maintenance. The inclusion of the 12 proposed two-family dwelling units will provide a more affordable housing option for those not looking for a traditional single-family home.

According to the Housing Resources section of the Comprehensive Plan, multi-family housing units accounted for only 5% of the housing stock in Montgomery County in 2000. This number has increased over the last 22 years with developments such as the Highlands at Huckleberry Ridge, Old Prices Fork Elementary School and the units under construction at Walnut Springs, but it is still an underutilized housing type in the unincorporated areas of the County. Blacksburg has a large number of multi-family units that are primarily focused on Virginia Tech student housing. Christiansburg has approved several new developments as well that include apartment units, though those do not cater to the undergraduate student rentals as they do in Blacksburg. The 150

apartment units at Wilkshire will provide a location that is very accessible to all of the surrounding employment and shopping areas in the region.

**Public School Impacts**

The proposed residential master planned development in the proposed zoning district will be designed to allow up to 201 residential units. Based on the national average of a single dwelling unit adding 0.6 students to the school system, the project would on average have the potential of increasing the enrollment by 121 total students. Full build-out and occupancy of the project will likely be 3-5 years after rezoning approval, thus the development would likely not create an instant adverse impact on the school system.

# APPENDIX A

## TOWN OF CHRISTIANSBURG AVAILABILITY LETTER



---

**VIA EMAIL**

June 6, 2022

Mr. Robert Fralin, President  
R. P. Fralin Inc.  
PO Box 20886  
Roanoke, VA 24018  
rfralin@rpfralininc.com

RE: Water and Sewer Availability at Tax Maps 077- A 124, 077- A 124A, 078- A 1

Mr. Fralin:

The Town of Christiansburg is pleased to provide you the following utility information in relation to the subject parcels noted above. The estimated residential water and sewer demand provided from your engineer was 55,400 gallons per day. Please be advised all utility extensions would be at the developer's expense.

Potable Water and Fire Service

The subject parcels are within the Town's water service area. Two sixteen-inch waterlines run parallel on Peppers Ferry Road. These waterlines are property of the New River Valley Regional Water Authority; however, the Town would be able to provide service from these lines. An eight-inch line also is available on the eastern portion of the parcels; this line is owned and maintained by the Town. Based on the limited information provided and known system in this area, the Town's water system can provide the appropriate domestic and fire flow to the properties.

Sanitary Sewer Service

The subject property is not currently served by Town sewer. A proposed eight-inch sanitary sewer line is planned to be installed near the eastern portion of the subject property by the adjacent property owner. The line has not been installed and would be necessary to provide sewer to this area. The Town will not construct this line; it would be the responsibility of the developer or a third party to construct this extension near the subject properties. Based on the limited information provided, the Town's sewer system may accept the proposed volumes from the development. Additional investigation and potential upgrades may be necessary at the Belmont Pump Station to accept the stated flow. These improvements would be the responsibility of the developer. Additionally, not all of the subject property is located within the Town's sewer service area. The email from Mr. Campbell of the PSA dated June 3, 2022, will serve as authorization for the connection of areas outside of the Town sewer service area.

The areas not in the Town sewer service area may need to be pumped and connected to the sanitary sewer extension.

If you have any questions, please do not hesitate to contact me at the phone number listed above.

Sincerely,

Justin St. Clair, PE  
Assistant Engineering Director  
Town of Christiansburg

CC: Mike Kelley, Town of Christiansburg  
Devon Shields, Town of Christiansburg  
Steve Semones, Balzer & Associates  
file

# APPENDIX B

## ARCHITECTURAL EXAMPLES AND HOME STYLES











FRONT ELEVATION

## Multi-Family Building Style Example



## Swimming Pool Example



APPENDIX C  
ZONING DRAWINGS



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

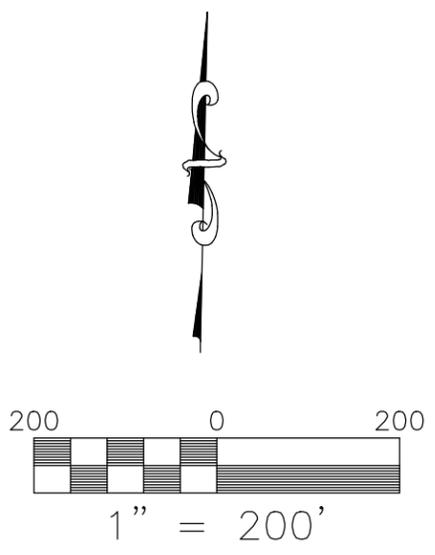
80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290



**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 EXISTING CONDITIONS

DATE 7/1/2022  
 SCALE 1"=200'  
 REVISIONS  
 10/13/2022

**Z1**  
 PROJECT NO 24220061.00





**BALZER & ASSOCIATES**  
PLANNERS / ARCHITECTS  
ENGINEERS / SURVEYORS

Roanoke / Richmond  
New River Valley  
Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

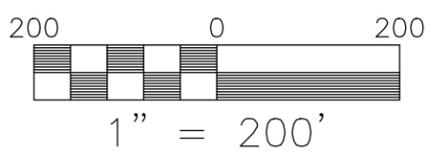


**WILKSHIRE**  
1784 PEPPERS FERRY ROAD  
EXISTING CONDITIONS WITH AERIAL

RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

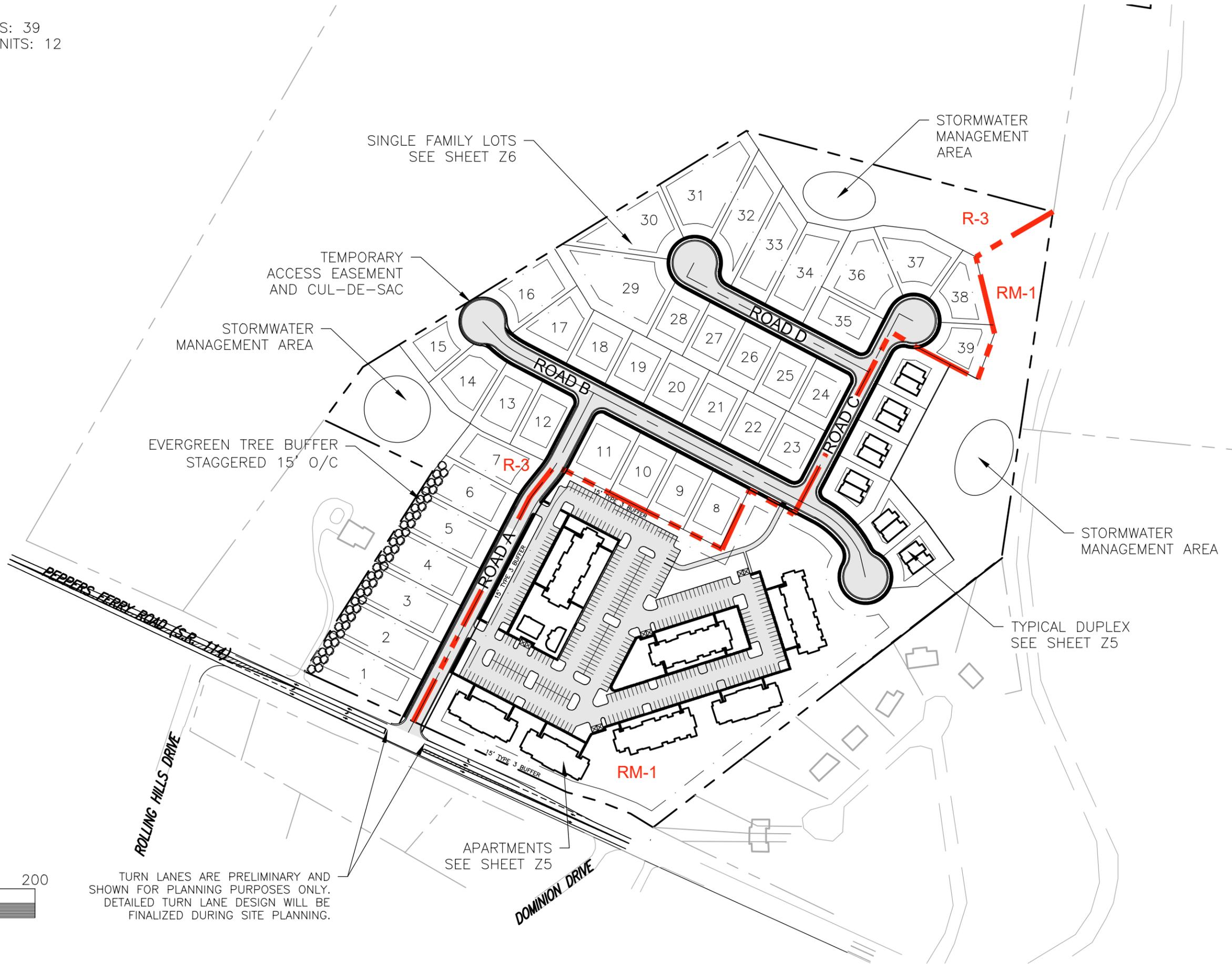
DATE 7/1/2022  
SCALE 1"=200'  
REVISIONS  
10/13/2022

**Z2**  
PROJECT NO 24220061.00



SINGLE FAMILY DWELLINGS: 39  
 TWO FAMILY DWELLING UNITS: 12  
 MULTIFAMILY UNITS: 150  
 TOTAL: 201

RM-1 AREA: 15.07 AC  
 R-3 AREA: 18.47 AC



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

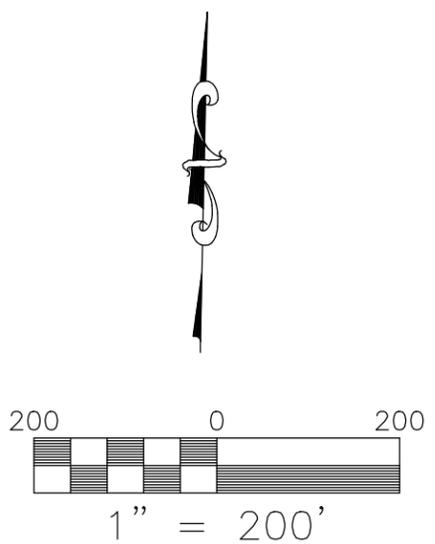
**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 CONCEPTUAL MASTER PLAN

RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DATE: 7/1/2022  
 SCALE: 1" = 200'  
 REVISIONS:  
 10/13/2022

**Z3**

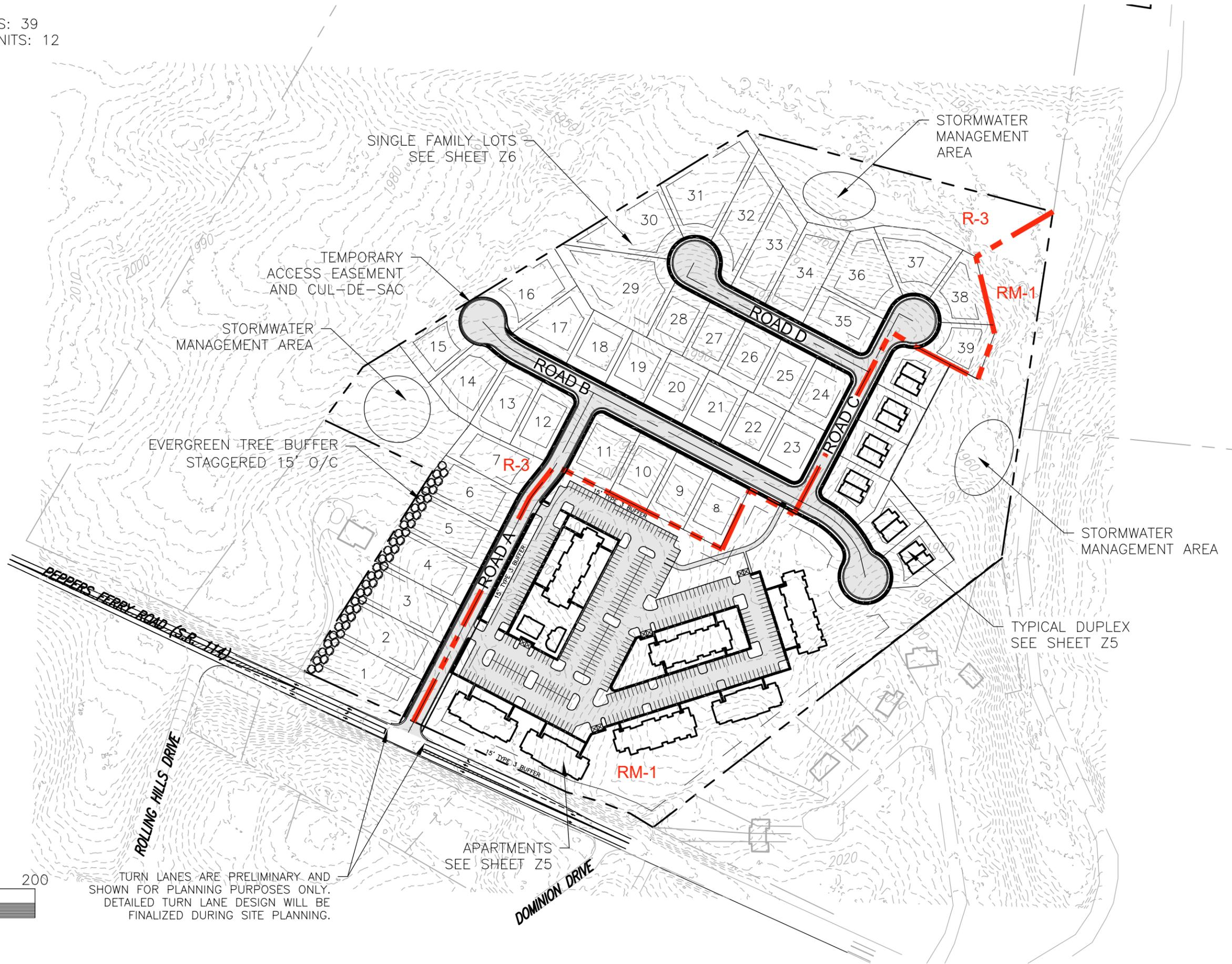
PROJECT NO 24220061.00



TURN LANES ARE PRELIMINARY AND SHOWN FOR PLANNING PURPOSES ONLY. DETAILED TURN LANE DESIGN WILL BE FINALIZED DURING SITE PLANNING.

SINGLE FAMILY DWELLINGS: 39  
 TWO FAMILY DWELLING UNITS: 12  
 MULTIFAMILY UNITS: 150  
 TOTAL: 201

RM-1 AREA: 15.07 AC  
 R-3 AREA: 18.47 AC



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

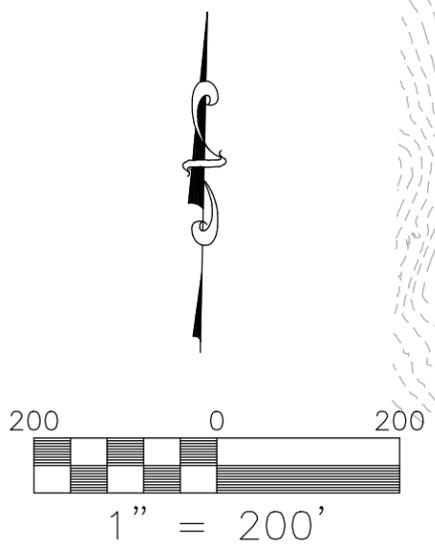
**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 TOPOGRAPHICAL MASTER PLAN

RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/2022  
 SCALE 1" = 200'  
 REVISIONS  
 10/13/2022

**Z4**

PROJECT NO 24220061.00

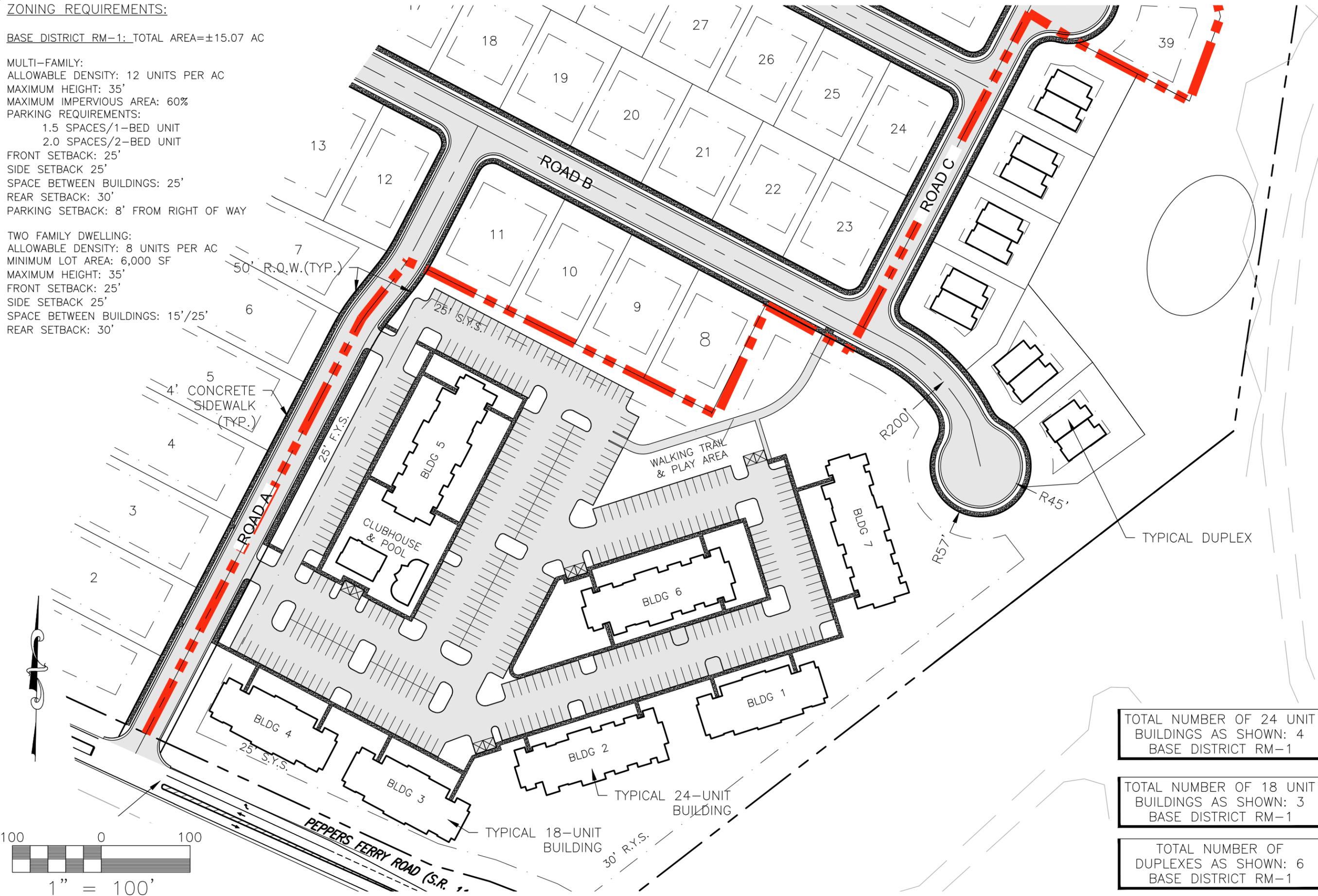


**ZONING REQUIREMENTS:**

BASE DISTRICT RM-1: TOTAL AREA=±15.07 AC

**MULTI-FAMILY:**  
 ALLOWABLE DENSITY: 12 UNITS PER AC  
 MAXIMUM HEIGHT: 35'  
 MAXIMUM IMPERVIOUS AREA: 60%  
 PARKING REQUIREMENTS:  
 1.5 SPACES/1-BED UNIT  
 2.0 SPACES/2-BED UNIT  
 FRONT SETBACK: 25'  
 SIDE SETBACK 25'  
 SPACE BETWEEN BUILDINGS: 25'  
 REAR SETBACK: 30'  
 PARKING SETBACK: 8' FROM RIGHT OF WAY

**TWO FAMILY DWELLING:**  
 ALLOWABLE DENSITY: 8 UNITS PER AC  
 MINIMUM LOT AREA: 6,000 SF  
 MAXIMUM HEIGHT: 35'  
 FRONT SETBACK: 25'  
 SIDE SETBACK 25'  
 SPACE BETWEEN BUILDINGS: 15'/25'  
 REAR SETBACK: 30'



TOTAL NUMBER OF 24 UNIT BUILDINGS AS SHOWN: 4  
 BASE DISTRICT RM-1

TOTAL NUMBER OF 18 UNIT BUILDINGS AS SHOWN: 3  
 BASE DISTRICT RM-1

TOTAL NUMBER OF DUPLEXES AS SHOWN: 6  
 BASE DISTRICT RM-1



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

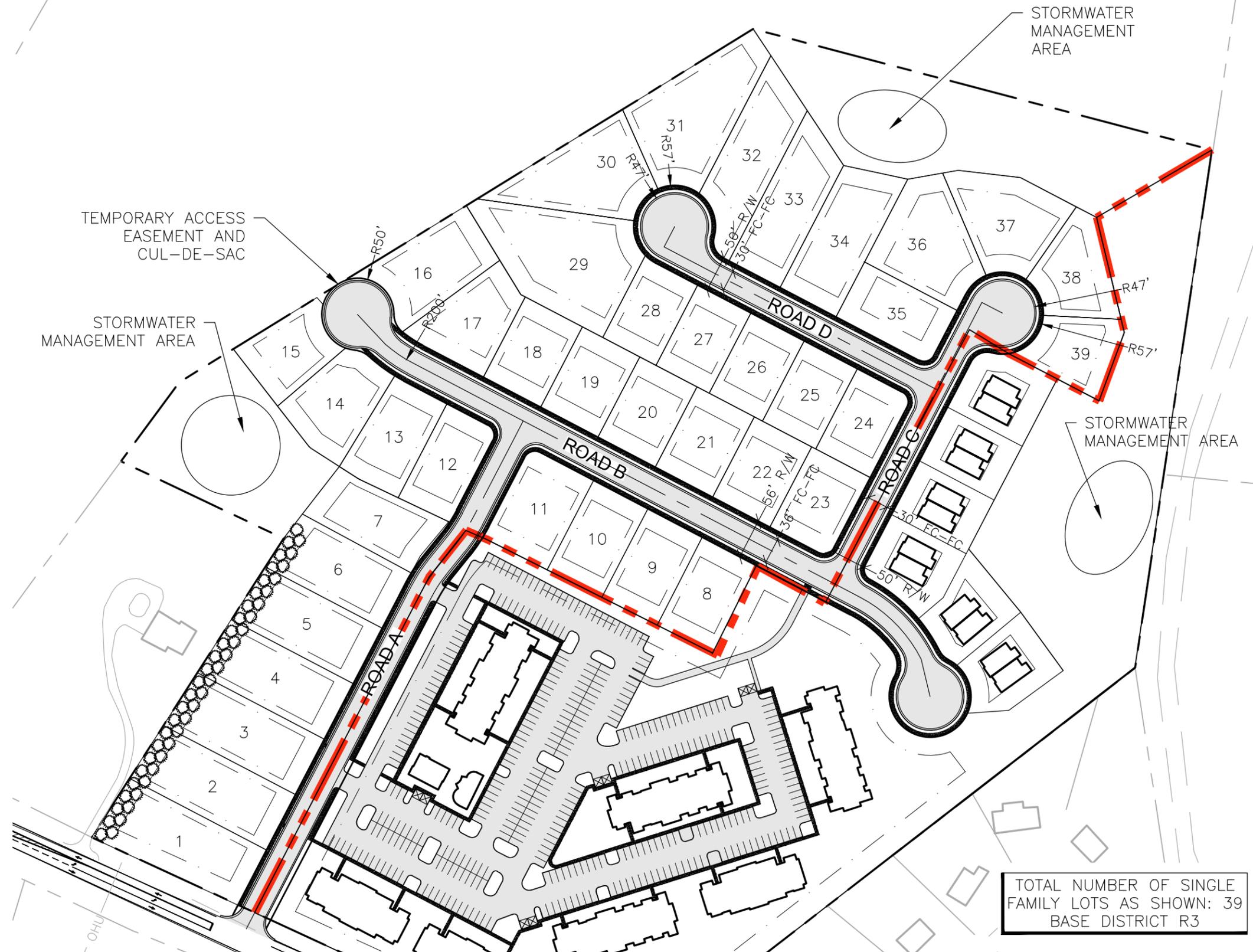
**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 APARTMENT AND DUPLEX LAYOUT PLAN  
 RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/2022  
 SCALE 1" = 100'  
 REVISIONS  
 10/13/2022

**Z5**  
 PROJECT NO 24220061.00

**ZONING REQUIREMENTS:**

BASE DISTRICT R3: TOTAL AREA=±18.47 AC  
 MINIMUM LOT AREA: 10,000 SF  
 MAXIMUM HEIGHT: 35'  
 MAXIMUM IMPERVIOUS AREA: 50%  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 25'



TOTAL NUMBER OF SINGLE FAMILY LOTS AS SHOWN: 39  
 BASE DISTRICT R3



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 SINGLE FAMILY LAYOUT PLAN

RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DATE: 7/1/2022  
 SCALE: 1" = 150'  
 REVISIONS:  
 10/13/2022

**Z6**

PROJECT NO: 24220061.00

OPEN SPACE CALCULATIONS:

RM-1 ZONING: 15.07 ACRES  
 REQUIRED OPEN SPACE: 15%

OPEN SPACE PROVIDED:  
 RECREATIONAL: ±30,000 SF  
 NON-RECREATIONAL: ±140,000 SF  
 TOTAL OPEN SPACE: ±170,000 SF (25%)

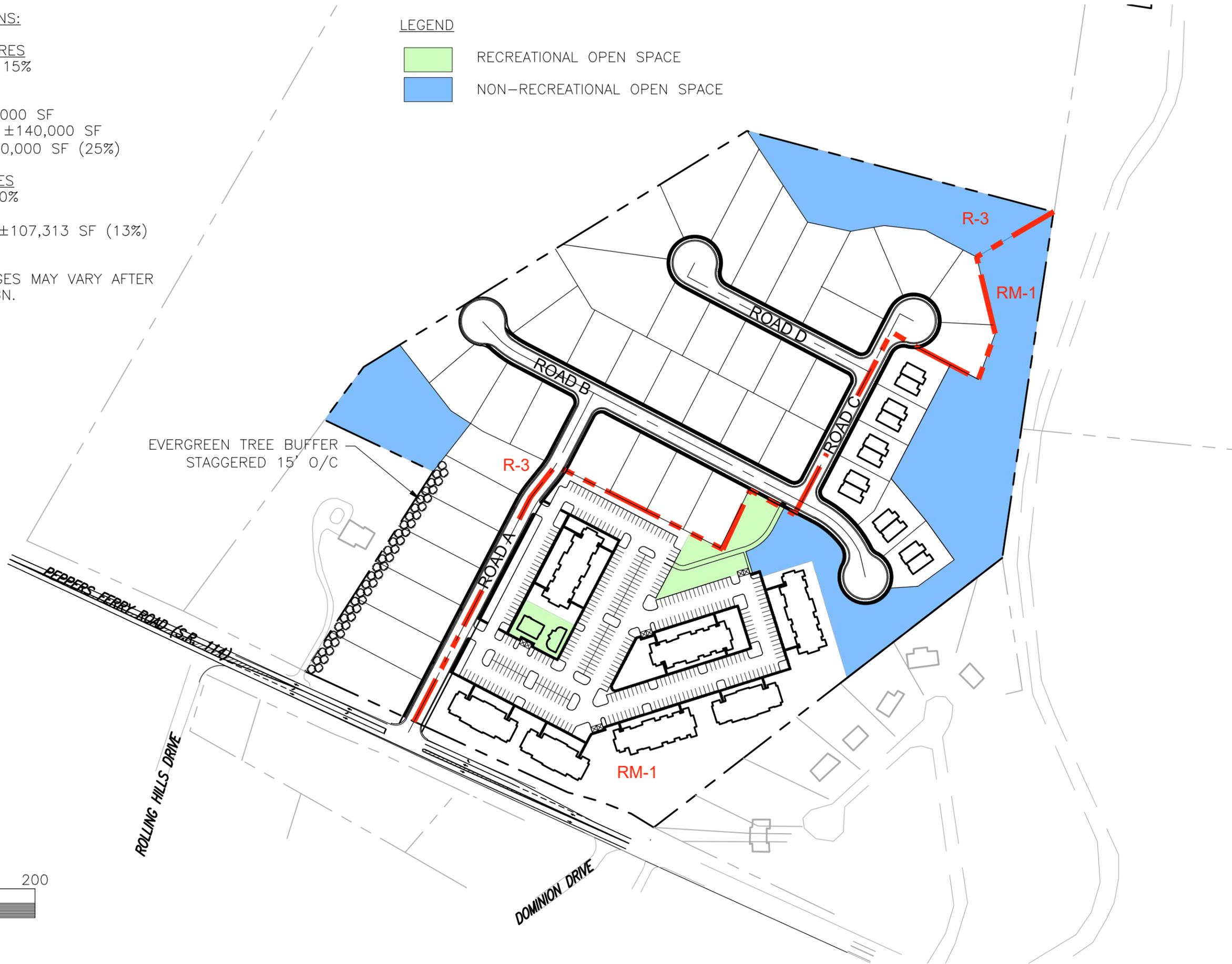
R-3 ZONING: 18.47 ACRES  
 OPEN SPACE REQUIRED: 0%

OPEN SPACE PROVIDED: ±107,313 SF (13%)

\*OPEN SPACE PERCENTAGES MAY VARY AFTER  
 FINAL ENGINEERING DESIGN.

LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley  
 Shenandoah Valley

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

**WILKSHIRE**  
 1784 PEPPERS FERRY ROAD  
 OPEN SPACE PLAN

RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

DATE 7/1/2022  
 SCALE 1" = 200'  
 REVISIONS  
 10/13/2022

**Z7**

PROJECT NO 2422061.00



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

731 Harrison Ave.  
Salem, VA 24153-0560

STEPHEN C. BRICH, P.E.  
COMMISSIONER

### Christiansburg Area Land Use Section – Montgomery County Rezoning Review Comments

**Review Comment Date / Review #:** August 2, 2022

**County Application Number:** \_\_\_\_\_

**Applicant Name:** Roanoke Valley Holdings LLC (Agent: Balzer & Associates)

**Project Name:** Wilkshire Rezoning

**Property Address:** 1784 & 1756 Peppers Ferry Rd.

**Parcel ID #:** 020970, 020958 ; **Tax Map Number:** 077-A124, 078-A1

**Parcel Acreage:** 21.2 Ac, 12.4 Ac ; **Noted Disturbed Area:** n/a

**Affected Route Number:** 114 ; **Affected Route Name:** Peppers Ferry Road

**Published ADT:** 12,000

**Proposed Use:** Residential – Multifamily and Single Family

**Latitude / Longitude:** 37.166453, -80.458378

At the request of Montgomery County, the Virginia Department of Transportation (VDOT) is providing comment on the proposed rezoning of the above referenced property. This review is to assess any impact of the rezoning on the state highway system and conformance with the Secondary Street Acceptance Regulations (SSAR) 24VAC30-92. The following comments are provided:

1. The proposed development does not meet the threshold for a VDOT mandated Chapter 527 Traffic Impact Analysis as provided in 24VAC30-155-40. However, the engineer has acknowledged that turn lane improvements will be required on Route 114 (Peppers Ferry Road).
2. The required VDOT SSAR Conceptual Plan Review for a new subdivision is attached to this letter. It was found that the proposed project is in substantial conformance with the regulations though there will be items that shall be addressed during the site plan process.

In the current state of this application, VDOT would take no exception to any action taken by the Board of Supervisors on this matter.

Sincerely,

Alexandria Chaney  
VDOT, Christiansburg Residency, Land Use Engineer

Enc: SSAR Conceptual Plan Review



# COMMONWEALTH of VIRGINIA

DEPARTMENT OF

TRANSPORTATION

731 Harrison Ave.

Salem, VA 24153-0560

STEPHEN C. BRICH, P.E.  
COMMISSIONER

## Christiansburg Area Land Use Section – Montgomery County SSAR Conceptual Plan Review Comments

**Review Comment Date / Review #:** August 2, 2022 / Review 1

**County Application Number:** \_\_\_\_\_

**Applicant Name:** Roanoke Valley Holdings LLC (Agent: Balzer & Associates)

**Project Name:** Wilkshire Rezoning – SSAR Conceptual Plan Review

**Property Address:** 1784 & 1756 Peppers Ferry Rd.

**Parcel ID #:** 020970, 020958 ;      **Tax Map Number:** 077-A124, 078-A1

**Parcel Acreage:** 21.2 Ac, 12.4 Ac ;      **Noted Disturbed Area:** n/a

**Affected Route Number:** 114 ;      **Affected Route Name:** Peppers Ferry Road

**Published ADT:** 12,000

**Proposed Use:** Residential – Multifamily and Single Family

**Latitude / Longitude:** 37.166453, -80.458378

### SSAR Conceptual Plan Review

- (24VAC30-92-60) – Public benefit requirements.  
To accept the road for maintenance, certain conditions must be met.
  - B. Public service requirements.  
The proposed public streets are eligible for state maintenance once three or more occupied dwellings connect to the road net work.
  - C. Connectivity requirements.  
The proposed development has a projected vehicle ADT of 1435. The number of required connection points will be two (2). This will be met with the connection to Peppers Ferry Road and the stubout to the adjacent property to the west.
  
- (24VAC30-92-120) – Design and agreement requirements.
  - A. General requirements.  
Plans shall conform to Appendix B(1) of the VDOT Road Design Manual. Specific design review comments will be provided at the time of the submittal of site plan submittal.
  - B. Geometric Requirements.
    - The proposed public roads will be developed to GS-SSAR Table B(1)-1 Curb and Gutter standards. This office is providing relief to Note 1 of the aforementioned table in the form of the allowable centerline radius being reduced from 335 feet (2,001+ ADT) from 200 feet (2000< ADT). This was granted because the traffic from the single family units is projected to be 424 ADT which is only slightly above the 400 ADT trigger of Note 1. It is anticipated any further development to the west of the property will also have a connection to Peppers Ferry Road, minimizing future increases in traffic volume. As mitigation, the Engineer is meeting all other requirements (width, vertical geometry, etc.) for 2,001+ ADT.

- Road A runs parallel with the property line with approximately 9 feet clear behind the back of curb to the property line. There is not adequate information provided as to whether it is feasible to construct and maintain the improvements within this limited width when accounting for grading and stormwater.
- C. Turn lanes.  
The proposed development does not meet the threshold for a VDOT mandated Chapter 527 Traffic Impact Analysis as provided in 24VAC30-155-40. However, the engineer has acknowledged that turn lane improvements will be required on Route 114 (Peppers Ferry Road).
- D. Pavement structure.  
Pavements additions on Prices Fork Road shall match the existing asphalt structure (thicknesses). Plan submittal shall include design for the onsite pavements in accordance with the Pavement Design Manual.
- E. Parking  
The rezoning application does not specifically discuss parking on the subdivision streets. However, the development meets the minimum pavement widths to allow parking on both sides of the street per GS-SSAR.
- F. Cul-de-sacs and turnarounds.  
The design of proposed street termini appear to be adequate.
- G. Curb and gutter.  
Access to multi-unit dwellings, alleyways, or private roads shall have a curb connection meeting VDOT standard details (i.e. CG-9) or other commercial entrance meeting Appendix F (VDOT Road Design Manual) standards. In this project, Alley 1 shall be constructed as a private subdivision street. It appears that while the road meets a minimum 24 foot width, the connection to Road A requires increased radii to a minimum 25 feet to efficiently accommodate traffic.
- H. Private entrances.  
Entrances to individual single family homes shall conform to VDOT Standard CG-9 in curb and gutter sections. Any deficiencies in entrance construction will require remediation prior to state maintenance of the roadways. If a home is constructed after the roads have entered state maintenance a VDOT Land Use Permit will be required.
- I. Pedestrian, bicycle, and shared use path facilities.  
Pedestrian facilities are required on both sides of the road where median lot size is less than one-quarter acre and ADT exceeds 400. Due to the density of the apartment units, sidewalk shall be provided on both sides of Road A up to the Alley 1 connection. It is recommended, but left to the developer's discretion whether the last gap of sidewalk between this terminus and Lot 42 is provided.
- J. Bridge, drainage, and other grade separation structures.  
Not Applicable.
- K. Dams.  
Not applicable.
- L. Roadway Drainage.  
Drainage easements are required to be extended from the right-of-way to a natural watercourse. The submittal does not provide adequate information to determine if this location is onsite or if easements will need to be obtained from adjacent property owners. VDOT will not maintain stormwater facilities constructed in conjunction with the development. Consider how the increase in impervious surfaces on Peppers Ferry Road will be handled.
- M. Other design considerations
  1. Guardrail  
Does not appear to be applicable.
  2. Landscaping

- Ensure that monument signage is outside of VDOT right-of-way.
- 3. Lighting  
To be determined. Will not be VDOT maintained.
- 4. Railroad Crossings  
Not applicable.
- 5. Utilities  
Preferred placement of water, sewer, and dry utility mains is outside the right-of-way.  
Utility mains shall not be placed running parallel under pavement.
- 6. Other – Mail Service  
The application and layout does not address mail service. The developer is made aware that VDOT has become aware that the US Post Master has recently begun requiring that all single family residential subdivisions utilize cluster mailboxes. VDOT does have standards for pullouts associated with these, but the layout does not appear to account for this unless they located within the development of the multi-family project limits.

## Justin D. Sanders

---

**From:** Kimberley W. Wright  
**Sent:** Tuesday, October 25, 2022 12:04 PM  
**To:** Justin D. Sanders  
**Subject:** FW: [EXTERNAL] Re: Plan Review Meeting - Tomorrow?

**From:** Jay Smelser <jaysmelsers@mcps.org>  
**Sent:** Monday, July 18, 2022 11:17 AM  
**To:** Kimberley W. Wright <wrightkw@montgomerycountyva.gov>; Jess Shull <jshull@mcps.org>  
**Subject:** [EXTERNAL] Re: Plan Review Meeting - Tomorrow?

Kim,

I will not be able to attend the meeting tomorrow however I do have one comment/concern which I would like to pass along. The current traffic pattern does not allow enough area for our buses to turn around which will mean the buses will have to pick up at the 114 entrance. If the drawings stay the same we would request a pull-off area large enough to easily accommodate our buses for the loading and unloading of students.

Kim, I have also included our new Director of Operations Jess Shull in this email. Would you please include him on all future emails and meeting invites.

Thank you,

On Mon, Jul 18, 2022 at 9:47 AM Kimberley W. Wright <[wrightkw@montgomerycountyva.gov](mailto:wrightkw@montgomerycountyva.gov)> wrote:

Do any of you have any items to discuss at tomorrow's Plan Review meeting? If not, we will cancel.

Sorry for the late notice, I was unexpectedly out last week.

### **Kim Wright, CZO**

Planning Coordinator | Montgomery County Planning & GIS Services

540-394-2148, ext. 54030 | [www.montva.com](http://www.montva.com)

Follow us on social media @montgomeryva

<https://montgomerycountyva.gov/departments/planning-gis-intro/planning-gis>



## **MEMORANDUM**

**TO:** Planning Commission Members  
**FROM:** Brea Hopkins, Planning Director  
**DATE:** November 1, 2022  
**RE:** (SUP-2022-00589) 9DG, LLC- SUP to allow Travel Center

---

At your September 19, 2022 meeting, a public hearing was held for the above referenced request. Staff recommended denial of the Special Use Permit request due to traffic concerns such as the amount of large truck traffic, potential back up of traffic on Mud Pike, and the lack of site distance for the large trucks exiting the property. This recommendation was based on the concept plan and application submitted to staff and dated August 29, 2022.

At the meeting the applicant presented a revised concept plan and additional information regarding traffic. This information was not submitted to staff prior to the meeting.

Based on the noted concerns, the Planning Commission voted 5-3 to deny the special use permit. Following that recommendation, the applicant requested the request be placed on hold to formerly submit a revised application in order to mitigate some of the traffic concerns expressed by staff.

Given the revised plan and the potential to mitigate some of the concerns, it was recommended the request be brought back to the Planning Commission for review and discussion prior to the Board of Supervisors public hearing.

### **UPDATED ANALYSIS**

As noted in the previous analysis, staff recognizes there is a shortage of travel centers along this area of the Interstate 81 corridor. The parking of tractor trailers along the interstate, exit/entrance ramps, etc. has become an increasing problem and, on most days, the nearby public rest areas are fully occupied.

The revised plan, dated 10/28/2022, shows the following improvements/amendments:

- *Relocation of the proposed restaurant.* This relocation will ensure the building will not further impede site distance for the large trucks as they exit to the left. VDOT has indicated the parking area may impact site distance; however, that will not be evaluated until the site plan stage when final grade is established.

- *Addition of greenspace on a portion of the property previously designated for truck parking and a reduction in the number of proposed parking spaces.* This will help mitigate the amount of traffic on-site at a given time and will reduce the impacts related to noise, aesthetics, etc. for the adjoining property owners.
- *Relocation of the convenience store dumpster away from the 177 corridor and additional receptacles for the truck parking area.* Details for the dumpster screening were also provided.

Concern remains for the potential traffic backup on Mud Pike; however, with the proposed right turn lane improvements, more adequate site distance, and median striping the applicant has made effort to reduce and mitigate the impacts.

Based on the information submitted October 31, 2022 which mitigates the majority of concerns, staff revises their original recommendation and recommends approval with the following conditions:

- 1) Conceptual Layout – Site will be developed in general conformance with the concept plan dated October 28, 2022 and prepared by Foresight Design Services.
- 2) All entrances shall be approved by VDOT and shall meet VDOT requirements, including site distance requirements, per Section 10-39 of the Montgomery County Code. In addition, shall be limited as follows:
  - a) Tyler Road access shall be limited to right in/out movements only. Access #1 shall be limited to truck traffic only and Access #2 shall be limited to passenger vehicle traffic only.
  - b) Mud Pike access #4 shall be limited to trucks exiting the site. No entrance shall be permitted
- 3) In addition to the required Type 3 buffer shown on the concept plan, an opaque fence shall be installed between the truck parking area and the adjoining properties.
- 4) Exterior lighting shall be designed to prevent glare onto adjacent properties/roadways and shall comply with “Dark Sky Friendly” standards.
- 5) All trucks parked in the long-term parking area shall be in operable condition.
- 6) The proposed dumpster enclosure shall be shielded from view along the 177 corridor and shall be constructed according to the “Dumpster Pad Screening Detail” submitted as part of the revised application dated October 28, 2022.

Please feel free to contact me if you should have any questions or concerns.

Attachments: Updated Application dated October 28, 2022

# Aerial View

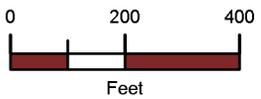


SU-2022 - 589  
Foresight Design Services:  
John T Neel

Parcel ID 016517  
2500 Tyler Road

-  Subject Parcel
-  Tax Parcels
-  Corporate Line
-  Major Roads
-  State or Town Road

2021 3 inch imagery flown by  
Eagleview



Scale 1:4,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
6/14/2022

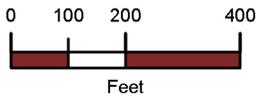




SU-2022 - 589  
Foresight Design Services:  
John T Neel

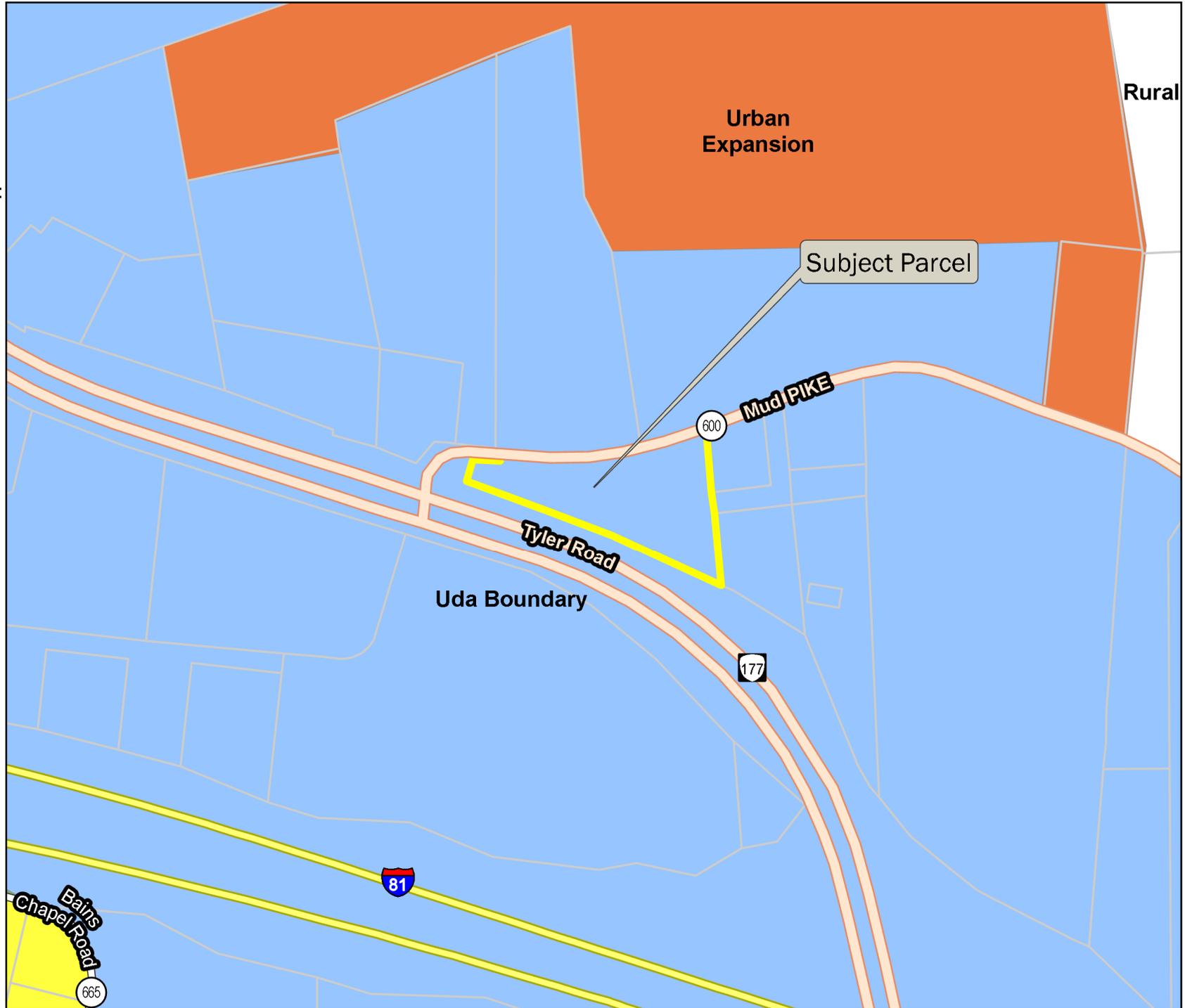
Parcel ID 016517  
2500 Tyler Road

-  Subject Parcel
-  Tax Parcels
- Policy / Comp Plan**
-  Residential Transition
-  Resource Stewardship
-  Rural
-  UDA Boundary
-  Urban Expansion



Scale 1:4,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
6/14/2022



# 2500 TYLER ROAD – TRAVEL CENTER

---

## SPECIAL USE PERMIT

Located in:

**Montgomery County, Virginia**

Project Number: 3327.0

Date: May 27, 2022

Revised: June 9, 2022

Revised: July 7, 2022

**Revised: October 28, 2022**



1260 Radford Street · Christiansburg, Virginia 24073  
540.381.6011 office · 540.381.2773 fax  
[www.foresightdesignservices.com](http://www.foresightdesignservices.com)

# 2500 Tyler Road – Travel Center

---

## TABLE OF CONTENTS

SPECIAL USE PERMIT APPLICATION.....	3
COMPREHENSIVE PLAN JUSTIFICATION.....	6
EXHIBITS .....	12
TRAFFIC IMPACT ANALYSIS.....	18
APPENDIX .....	68
▪ VDOT Access Management Exception Requests.....	69

2500 Tyler Road – Travel Center

---

**SPECIAL USE PERMIT APPLICATION**



**MONTGOMERY  
COUNTY, VIRGINIA**

## Special Use Permit Application Form

Montgomery County, Virginia  
755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
540-394-2148 | [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Applicant Information:** (PLEASE PRINT -- if additional owners, please attach additional sheets)

Owner of Record: 9DG LLC	Address: 118 Tobias Road, Vinton, VA 24179
Individual Name & Title: (Corporation, Partnership, or LLC) Jay Patel	118 Tobias Road, Vinton, VA 24179
Telephone: (848) 248-6034	Email: jay7249@yahoo.com

Applicant Name: Owner Contract Purchaser/Lessee JFM Hospitality, LLC	Address: 118 Tobias Road, Vinton, VA 24179
Name & Title of Representative: (Corporation/Business) Jay Patel	118 Tobias Road, Vinton, VA 24179
Telephone: (848) 248-6034	Email: jay7249@yahoo.com

Representative Name and Company: Foresight Design Services	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: info@foresightdesignservices.com

**Property Description:**

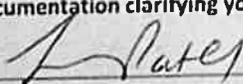
Location or Address: (Describe in relation to nearest intersection) 2500 Tyler Road		
Parcel ID Number(s): 016517	Acreage: 2.600 Acres	Existing Zoning: GB
Comprehensive Plan Designation: UDA Boundary	Existing Use:	

**Description of Request:** (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: Travel Center - 2.600 Acres
---

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title, include the name of the entity and provide documentation clarifying your authority to sign on behalf of the entity.

 \_\_\_\_\_ Date 06/09/22

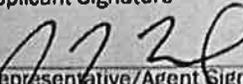
Owner 1 Signature

\_\_\_\_\_ Date

Owner 2 Signature (for add'l owners please attach separate sheet)

\_\_\_\_\_ Date

Applicant Signature

 \_\_\_\_\_ Date 6/9/22

Representative/Agent Signature

Schedule K-1 Control: 2

2021

(Form 1065)

Department of the Treasury  
Internal Revenue Service

For calendar year 2021, or tax year

beginning 10-19 2021 ending 12-31-2021

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

**Part I Information About the Partnership**

**A** Partnership's employer identification number  
87-3155764

**B** Partnership's name, address, city, state, and ZIP code  
9DG LLC  
2500 TYLER RD  
CHRISTIANSBURG, VA 24073

**C** IRS center where partnership filed return **E-FILE**

**D**  Check if this is a publicly traded partnership (PTP)

**Part II Information About the Partner**

**E** Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.)  
~~11-11-2020~~

**F** Name, address, city, state, and ZIP code for partner entered in E. See instructions.  
JAY PATEL  
216 MINNIE BELL LANE  
VINTON, VA 24179

**G**  General partner or LLC member-manager  Limited partner or other LLC member

**H1**  Domestic partner  Foreign partner

**H2**  If the partner is a disregarded entity (DE), enter the partner's:  
TIN \_\_\_\_\_ Name \_\_\_\_\_

**I1** What type of entity is this partner? **INDIVIDUAL**

**I2** If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here

**J** Partner's share of profit, loss, and capital (see instructions):

	Beginning	Ending
Profit	<del>00.000000</del> %	<del>00.000000</del> %
Loss	<del>00.000000</del> %	<del>00.000000</del> %
Capital	<del>00.000000</del> %	<del>00.000000</del> %

Check if decrease is due to sale or exchange of partnership interest

**K** Partner's share of liabilities:

	Beginning	Ending
Nonrecourse	\$	\$
Qualified nonrecourse financing	\$	\$
Recourse	\$	\$ <del>000000</del>

Check this box if item K includes liability amounts from lower tier partnerships

**L Partner's Capital Account Analysis**

Beginning capital account	\$
Capital contributed during the year	\$ <del>000,000</del>
Current year net income (loss)	\$ <del>000,000</del>
Other increase (decrease) (attach explanation)	\$
Withdrawals and distributions	\$ ( <del>000,000</del> )
Ending capital account	\$ <del>000,000</del>

**M** Did the partner contribute property with a built-in gain (loss)?  
 Yes  No If "Yes," attach statement. See instructions.

**N Partner's Share of Not Recognized Section 704(c) Gain or (Loss)**

Beginning	\$
Ending	\$

Final K-1  Amended K-1

**Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items**

<b>1</b> Ordinary business income (loss)	<b>14</b> Self-employment earnings (loss)
<b>2</b> Net rental real estate income (loss)	
<b>3</b> Other net rental income (loss)	<b>15</b> Credits
<b>4a</b> Guaranteed payments for services	
<b>4b</b> Guaranteed payments for capital	<b>16</b> Schedule K-3 is attached if checked <input type="checkbox"/>
<b>4c</b> Total guaranteed payments	<b>17</b> Alternative minimum tax (AMT) items
<b>5</b> Interest income	
<b>6a</b> Ordinary dividends	
<b>6b</b> Qualified dividends	<b>18</b> Tax-exempt income and nondeductible expenses
<b>6c</b> Dividend equivalents	
<b>7</b> Royalties	
<b>8</b> Net short-term capital gain (loss)	<b>19</b> Distributions
<b>9a</b> Net long-term capital gain (loss)	
<b>9b</b> Collectibles (28%) gain (loss)	
<b>9c</b> Unrecaptured section 1250 gain	<b>20</b> Other information
<b>10</b> Net section 1231 gain (loss)	
<b>11</b> Other income (loss)	
<b>12</b> Section 179 deduction	<b>Z * STMT</b>
<b>13</b> Other deductions	<b>21</b> Foreign taxes paid or accrued
<b>22</b> <input type="checkbox"/> More than one activity for at-risk purposes*	
<b>23</b> <input type="checkbox"/> More than one activity for passive activity purposes*	
*See attached statement for additional information.	

For IRS Use Only

# 2500 Tyler Road – Travel Center

---

## COMPREHENSIVE PLAN JUSTIFICATION

# Special Use Permit Narrative

Below is a summary of the responses to the requirements of Section 10-54(1)(k)(4) of the Montgomery County Zoning Ordinance.

1. A full section entitled Comprehensive Plan Justification is provided at the end of this document to fulfill this requirement.
2. The current structures and businesses at the proposed project site have underutilized this valuable commercial property. A development utilizing today's zoning and building code requirements will adequately provide for safety from fire hazards. The fuel pump islands shall be equipped with emergency shut off switches and fire extinguishers will be provided at accessible locations.
3. The proposed uses on the site are similar to the previous uses that have historically been on the site. The only potential conflicting surrounding use is the residential property to the Southeast and the proposed project will install a buffer yard between the proposed use and the existing use. No noise greater than that created by the currently operating businesses in the area is anticipated.
4. Overall site lighting will be provided with the project and designed during the site plan stage. Lighting fixtures shall meet the requirements of the Montgomery County Zoning ordinance and additionally, no greater than 0.5fc of light shall be allowed to 'spill over' the property line. This will minimize glare or light that could impact the adjacent Right of Way and properties.
5. At this time, a specific sign location has not been selected; however, any proposed signage shall meet the current Montgomery County Sign ordinance for General Business property.
6. The subject property is currently completely developed with commercial and residential uses. Adjacent uses in the neighborhood are comparable to the proposed use. An existing travel center operates directly across Route 177. An automobile auto auction business and antique shop operates across Mudpike Road. A home occupation operates adjacent to the subject property as well and will be buffered with proposed trees.
7. A proposed concept plan has been submitted.
8. A proposed concept plan has been submitted.
9. The project will be constructed in a single phase and the Owner would like to start construction in the Fall of 2022.
10. The proposed project will be developed on a currently fully developed site. No negative impacts are anticipated by this project on natural, scenic, archaeological, or historic features of significant importance.
11. This project will raise the property value of the subject property substantially and will also provide job opportunities. Additionally, a future need of the community might be a restaurant for County residents in this area or interstate travelers. Those residents would also welcome a second option for gas purchase contributing to the welfare and convenience of the public.
12. This response is addressed in the TIA submitted for the proposed development.
13. All existing structures will be demolished and the proposed structures will be built utilizing current building codes.

14. It is anticipated that this development will be a minimal burden on essential public facilities and services on the whole and will certainly not increase that burden based on the previously operating businesses and residence on the property previously.
15. The proposed project should have no impact on the County's ground water supply.
16. The proposed project is comparable to the existing uses and buildings on the site and not effect to the structural capacity of the on site soils is expected.
17. Due to the nature of the project and the submitted TIA, the proposed development will be adequately served by the existing transportation network and will actually improve access management conditions in the area.
18. The subject property is currently completely developed with commercial and residential uses. The proposed development will serve to marginally improve wildlife habitat, vegetation, water quality, and air quality through the adherence to the regulations in place today. The existing development on site had no storm water management in place and allowed storms to transport sediment, hydrocarbons, and other materials that would negatively impact downstream wildlife and vegetation.
19. The proposed SUP will provide additional job opportunities and increase the tax base through the construction of a new modern travel center with an associated restaurant. The Comprehensive Plan Justification has been provided below.
20. The proposed use is allowed under the current zoning with an SUP. It will have no impact on the needs of agriculture, industry, and business other than the positive impact of providing additional opportunities to buy goods at Exit 109.
21. The proposed SUP has no impact, negative or positive on enhancing affordable shelter opportunities for residents of the County.
22. No outdoor storage is proposed as a part of this SUP.
23. The existing site is currently fully developed with no open space provided. This SUP will not negatively impact the amount of existing open space. A proposed buffer yard will be provided along the southeast property line to buffer the existing home occupation.
24. No major floodplain or steep slopes are existing.
25. All existing structures on the site shall be demolished and removed.
26. A proposed concept plan has been submitted illustrating the location of the proposed fuel pumps and the approximate location of the fuel tanks.
27. No accessory uses or structures are proposed other than as shown on the proposed concept plan.
28. A detailed summary of the subject property area is provided on the concept plan.
29. The proposed Travel Center and Restaurant will likely operate 24 hours per day.
30. A proposed concept plan has been submitted illustrating the proposed parking spaces.
31. No overall site security features are proposed. This site and business are proposed to be accessible to the public and customers. Building security features would be submitted as part of the building permit application process.
32. At this time, the exact number of employees is unknown; however, it is anticipated that the travel center would employ 2-4 employees in shifts the entire time the travel center is open and the restaurant would employ 2-4 employees as well.
33. The proposed concept plan illustrates the overall layout of the site. An approximate location for the storm water management facility has been shown on the concept plan. Water and sewer

services will be extended from the public street where PSA facilities are located. The site is served by both public water and sewer currently and the existing capacity will sufficiently meet the needs of the proposed redevelopment.

34. It is not anticipated that the proposed development will generate any odors that linger or become a nuisance.
35. The development of the site will be required to submit a site development plan to Montgomery County. Due to the nature of the site being surrounded on 3 sides by public streets, no negative impacts are anticipated to the surrounding existing neighborhood and no negative impacts to the schools are anticipated.

# Comprehensive Plan Justification

## **Introduction:**

Any development within Montgomery County is viewed by the Board of Supervisors, Planning Commission, County Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and the Route 177 Gateway area plan and discuss how the proposed use aligns with the vision, goals, and objectives of the comprehensive plan and the Route 177 Gateway area plan. Please note that below are excerpts from the adopted 2025 Comprehensive Plan and Route 177 Gateway area plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as being within an Urban Development Area.

## **Overview:**

The project proposes to allow for Travel Center on approximately 2.6 acres along Route 177 just off Exit 109 of Interstate 81. The project will consist of an approximately 5,000 sq. ft. automobile convenience store with fuel sales for both automobiles and diesel trucks. The site will provide needed overnight parking for approximately 20 tractor trailers. A small quick serve restaurant without a drive thru will also be located on the site. A preliminary Traffic Impact Analysis has been performed for the site and submitted with the Special Use Application. Multiple meetings have been held with Planning Staff and VDOT to address the existing conditions of the site, the proposed development and the required transportation improvements. The site will be consolidating 6 entrances down to 4 and improving the location of those entrances to reduce intersection conflicts and improve safety. Stormwater Management will be achieved through the use of an onsite detention facility. Stormwater Quality will be handled by the purchase of nutrient credits or on site treatment.

## **Route 177 Gateway Area Plan**

### **Introduction**

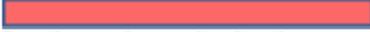
The introduction of the Route 177 Gateway Area Plan discusses the area being recognized as an important growth area for Montgomery County. It also notes the assumption that commercial development at Interchange 109 will take place and that an entrance and intersection plan for the corridor frontage parcels is needed.

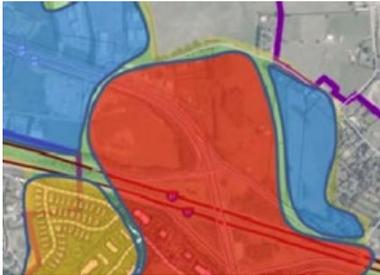
**Discussion – This proposed use is allowed by SUP in the GB district and is consolidating entrances from 4 different uses into a comprehensive plan while reducing those 6 entrances to 4 entrances and also improving the safety of those entrances.**

## Land Use Concept

The Land Use Concept Map identifies the subject property as part of the Service-oriented mixed use.

### LAND USE CONCEPT

  
Service-oriented mixed use

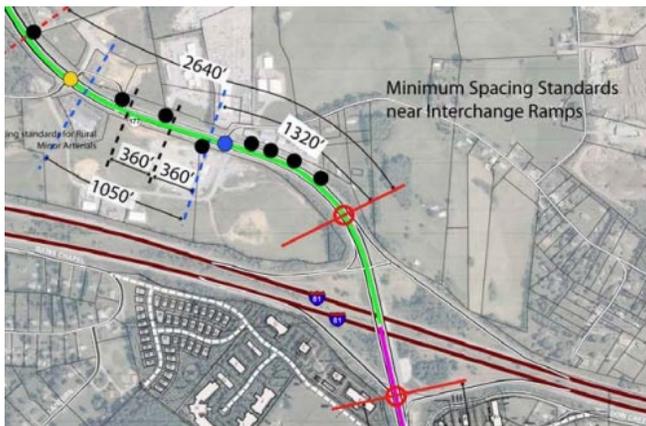


**Discussion –** The proposed use aligns with the idea of the businesses within this area being Service-oriented. Providing fuel for both cars and diesel trucks as well as providing a quick serve restaurant without a drive thru on the property allows for a mix of service uses within the project.

## Access Management

Access Management is a key component of the Route 177 Gateway Area Plan. The Plan specifically states ‘As the Route 177 corridor continues to evolve in terms of new growth, it will be important to find opportunities to consolidate entrances for parcels fronting the roadway’.

**Discussion –** This proposed use is allowed by SUP in the GB district and is consolidating entrances from 4 different uses into a comprehensive plan while reducing those 6 entrances to 4 entrances and also improving the safety of those entrances.



## **Policy Chapters:**

### **Planning and Land Use**

PLU 1.0 Urban Development Areas: .....They are intended to serve as a focal point for growth over the next 10-20 years. ....

**Discussion – The Exit 109 Interchange is one of 4 Interstate interchanges in Montgomery County and is served by public utilities. Growth of vehicular centered uses should be expected and anticipated. This project will serve to address growth pressures while also serving the traveling public and minimizing the intrusion of transient Interstate traffic into the local areas.**

### **Transportation Resources**

TRN 2.4 Access Management:

Encourage the practice of Access Management both in Montgomery County and Regionally, which will deter expensive road improvements, allow safer driving conditions while decreasing traffic congestion, and increase safety for pedestrians and cyclists. The preferred land uses for Resource Stewardship Areas include agriculture, forest uses, outdoor recreational uses, ....

**Discussion – This project will consolidate entrances from a number of existing uses increasing the safety of the overall traveling public. A full Traffic Impact Analysis has been performed for the proposed use and submitted to Montgomery County and VDOT for review and approval.**

## **Conclusion:**

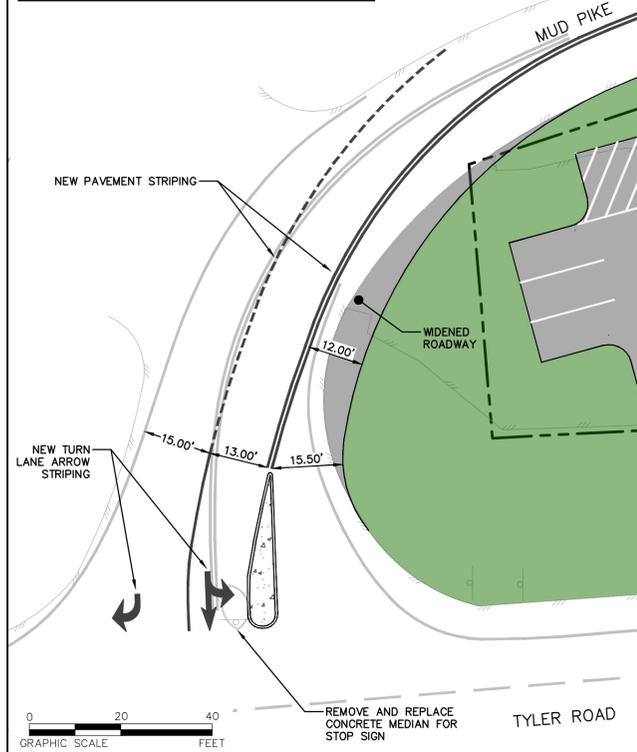
With the areas available for development at Interchange 109, the proposed project will significantly improve the aesthetics and visual character of the property as well as provide for new jobs within the area and add to the overall tax base of Montgomery County. This proposed SUP does further the overall goals and objectives of the Comprehensive Plan.

# 2500 Tyler Road – Travel Center

---

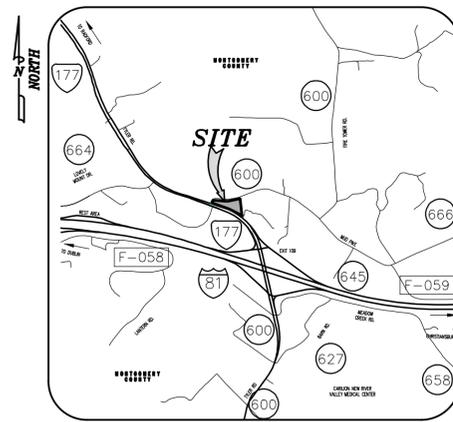
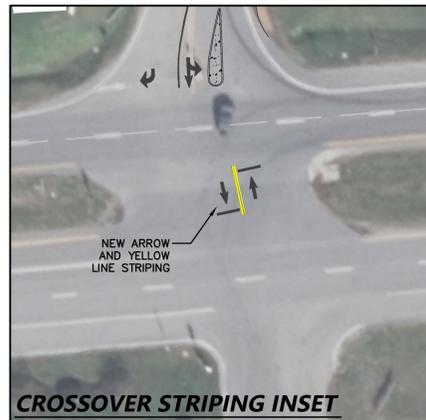
## EXHIBITS

**INTERSECTION STRIPING INSET**



**GENERAL NOTES:**

- CURRENT OWNER: 90G, LLC  
118 TOBIAS RD  
VINTON, VA, 24179  
DEVELOPER: JFM HOSPITALITY, LLC  
PROJECT LOCATION: 2500 TYLER RD  
CHRISTIANSBURG, VA, 24073
- ZONING DISTRICT: GB  
SETBACKS:  
FRONT= 35' FROM ANY STREET RIGHT-OF-WAY  
REAR= 10'  
SIDE= 10' OR 10% OF THE LOT WIDTH
- LEGAL REFERENCE: INST. NO. 2021011574; P.B. 3 PG. 40  
TAX PARCEL NO. 104-(A)-38; P.I.D. #016517
- THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. IN DECEMBER, 2021.
- THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0210C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- ZONING/PLANNING AREAS  
TOTAL PROJECT/PARCEL AREA: 110,398 S.F. (2.54 AC.)  
BUILDING USE(S): TRAVEL CENTER  
BUILDING HEIGHT: LESS THAN 35 FEET



**VICINITY MAP:**  
SCALE: 1"=±2,000'



PROPOSED BUFFER YARD. A TYPE 3 BUFFER YARD WOULD CONTAIN 2 CANOPY TREES, 5 UNDERSTORY TREES, AND 10 SHRUBS PER 100 LINEAL FEET OF PROPERTY LINE. THE PROPOSED BUFFER PLANTINGS SHOWN BELOW ARE PROPOSED IN LIEU OF A TYPE 3 BUFFER YARD. 14 CANOPY TREES (2 EXISTING TO REMAIN) AND 31 SHRUBS PROPOSED.

**GAY AND NEEL, INC.**  
ENGINEERING • LAND PLANNING • SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011  
Fax: (540) 381-2773  
Email: info@gayandneel.com  
Web: www.gayandneel.com

The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

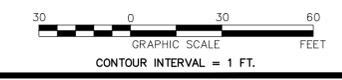
**2500 TYLER ROAD  
TRAVEL CENTER**  
MONTGOMERY COUNTY, VA

**PRELIMINARY  
NOT FOR CONSTRUCTION**

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PI	JOHN T. NEEL, PE
PM	BRYANT H. ALTIZER, PE, LS
DESIGN	ZJM
ISSUE DATE	
10/28/2022	
GNI JOB NO.	
3327	
SHEET TITLE	
CONCEPTUAL LAYOUT	
SHEET NUMBER	
C2-00	

X:\Drawings\3327\ENGINEERING\Design\Plans\3327\_Sht\_C2-00 - CONCEPTUAL LAYOUT - 10/28/2022 10:52:16 AM - Zmoro, AutoCAD PDF (General Documentation).pc3, 1:1



**NOTES:**

- THIS SURVEY WAS PREPARED FOR: JFM HOSPITALITY, LLC, AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN AND UTILIZES RECORD RESEARCH CONDUCTED ON 12/10/21.
- CURRENT OWNER & LEGAL REFERENCES: 906, LLC; INST. NO. 2021011574; P.B. 3 PG. 40. ADDITIONAL REFERENCES: HWY. P.B. 2 PGS. 239 & 242; PLATS IN D.B. 592 PG. 432 & D.B. 606 PG. 19. TAX PARCEL NO. 104-(A)-36; P.L.D. #016517. SITE ADDRESS: #2500, #2510 & #2520 TYLER RD. AND #3985 MUD PIKE CHRISTIANBURG, VA. MAILING ADDRESS: 118 TOBIAS RD. VINTON, VA 24179.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE ORIGINAL FIELD DATA WAS OBTAINED DURING DECEMBER, 2021; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NAZ011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT.
- CONTOUR INTERVAL=1 FT.
- THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 5121C0210C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.

**LEGEND:**

- |       |                            |        |                                 |
|-------|----------------------------|--------|---------------------------------|
| —     | PROPERTY LINE              | □      | CONCRETE HIGHWAY MONUMENT FOUND |
| — P/W | ADJOINING PROPERTY LINE    | ●      | CAPPED ROD SET                  |
| —     | ROAD / STREET RIGHT-OF-WAY | ▲      | MAG NAIL SET                    |
| —     | LINE NOT TO SCALE          | ⊗ L.P. | LIGHT POLE                      |
| —     | PLAN CENTERLINE            | ● U.P. | UTILITY POLE                    |
| —     | EXISTING CURB              | • EM   | ELECTRIC METER                  |
| —     | EXISTING EDGE OF PAVEMENT  | □ WM   | WATER METER                     |
| —     | EDGE OF GRAVEL             | ○      | MANHOLE                         |
| —     | OVERHEAD UTILITY LINE      | →      | GUY WIRE                        |
| —     | EXISTING SANITARY SEWER    | ○ C.O. | UTILITY CLEAN OUT               |
| —     | EXISTING STORM SEWER       | ○ CP   | COMMUNICATIONS PEDESTAL         |
| —     | EXISTING FENCE LINE        | ⊙      | BENCH MARK                      |
| —     | EXISTING BUILDING          | ⊙      | SPOT ELEVATION                  |
| —     | CONCRETE AREA              | •      | BOLLARD                         |
| —     | GAS LINE PAINT MARKS       | ⊙ GLIP | GAS LINE INDICATOR POST         |
| —     | COMMUNICATION PAINT MARKS  |        | TREE                            |
| —     | WATER LINE PAINT MARKS     |        |                                 |
| —     | MAJOR CONTOUR LINE         |        |                                 |
| —     | MINOR CONTOUR LINE         |        |                                 |
| —     | DEPRESSED CONTOUR          |        |                                 |
| —     | EXISTING SIGN              |        |                                 |
| ○     | PIPE FOUND                 |        |                                 |

**NOTES REGARDING UTILITIES:**

GAY AND NEEL, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION, INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. GAY AND NEEL, INC. CONTACTED VA811'S "POSITIVE RESPONSE SYSTEM" ON 12/13/21, WAS ISSUED 1 TICKET, AND WERE GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:  
 TICKET #B134700174-008  
 APPALACHIAN POWER (AEP111) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"  
 CITIZENS TELEPHONE (CTC291) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"  
 MONTGOMERY WATER & SEWER (MPS236) - RESPONSE: "MARKED"  
 SHENTEL CABLE (STC555) - RESPONSE: "NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA"  
 ATMOS ENERGY (UCB437) - RESPONSE: "MARKED"  
 VERIZON (VZN804) - RESPONSE: "MARKED"

LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH C/ASCE 38-02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN C/ASCE 38-02 AS FOLLOWS:

**UTILITY QUALITY LEVEL 'C':** INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR C/ASCE STD. 38-02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS:

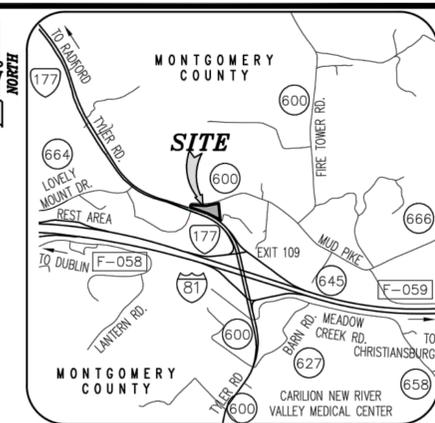
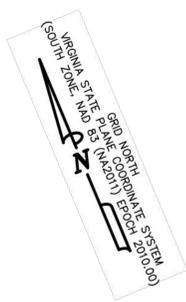
**UTILITY QUALITY LEVEL 'D':** INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO C/ASCE STD. 38-02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

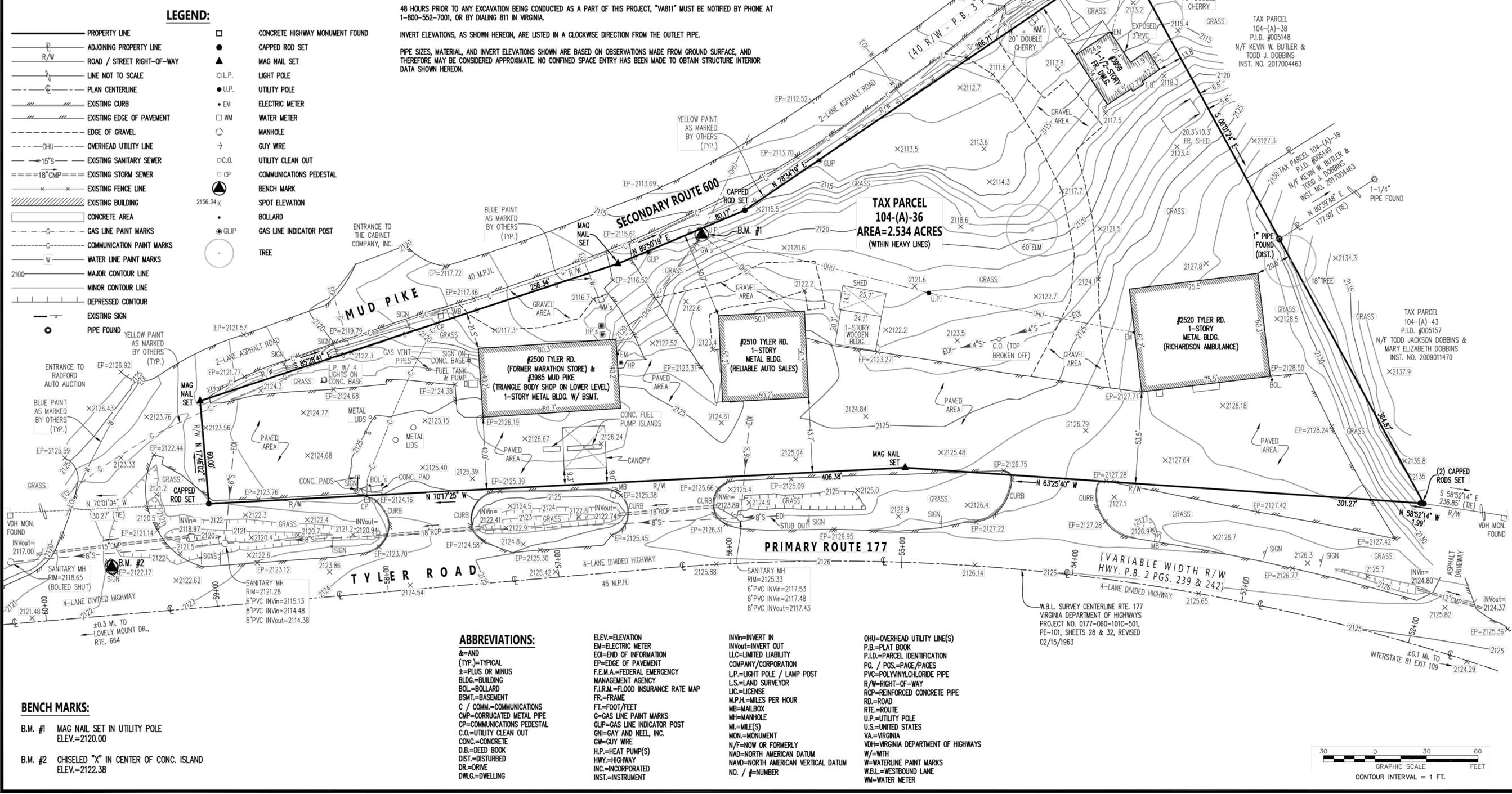
48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VA811" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE.

PIPE SIZES, MATERIAL AND INVERT ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, AND THEREFORE MAY BE CONSIDERED APPROXIMATE. NO CONFINED SPACE ENTRY HAS BEEN MADE TO OBTAIN STRUCTURE INTERIOR DATA SHOWN HEREON.



VICINITY MAP:  
SCALE: 1"=±2,000'

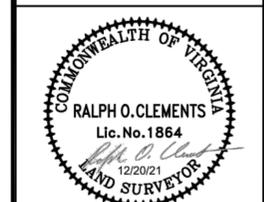


TAX PARCEL 104-(A)-38  
P.L.D. #005148  
N/F KEVIN W. BUTLER & TODD J. DOBBINS  
INST. NO. 2017004463

TAX PARCEL 104-(A)-43  
P.L.D. #005157  
N/F TODD JACKSON DOBBINS & MARY ELIZABETH DOBBINS  
INST. NO. 2009011470

**TOPOGRAPHIC & BOUNDARY SURVEY OF  
TAX PARCEL No. 106-(A)-43  
SITUATED AT THE INTERSECTION OF  
TYLER ROAD, ROUTE 177 & MUD PIKE, ROUTE 600**

RINER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA



REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	SCL LAS

ISSUE DATE	12/20/21
GNU JOB NO.	3327
TOPOGRAPHIC & BOUNDARY SURVEY	
SHEET NUMBER	C1-01

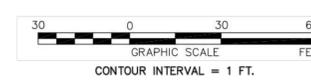
**BENCH MARKS:**

B.M. #1 MAG NAIL SET IN UTILITY POLE  
ELEV.=2120.00

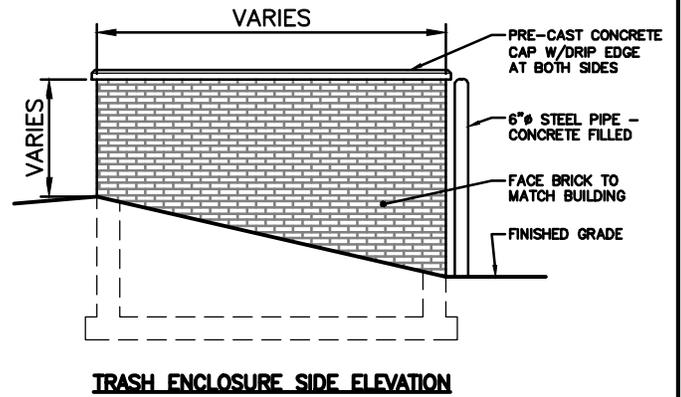
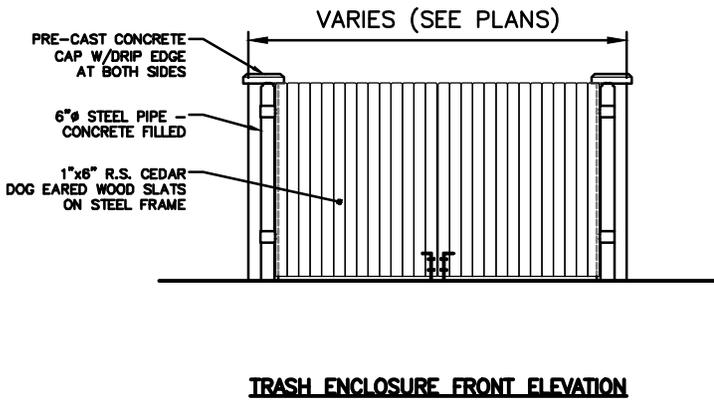
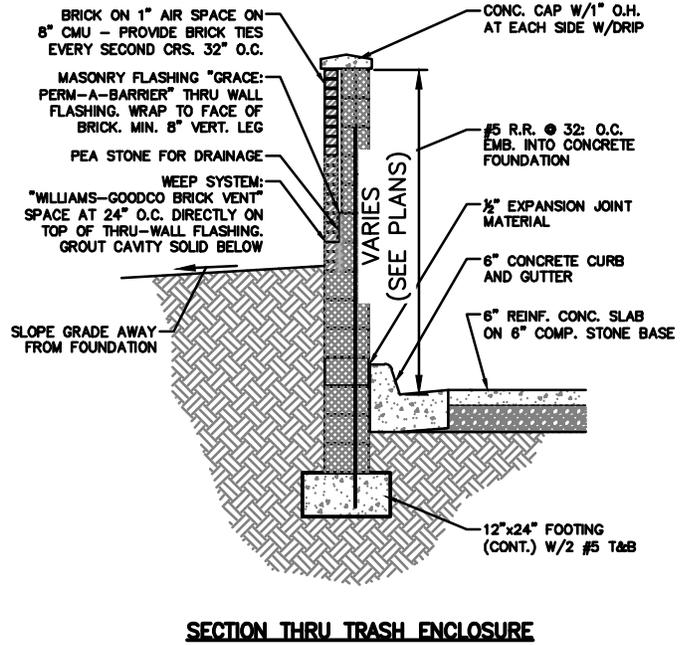
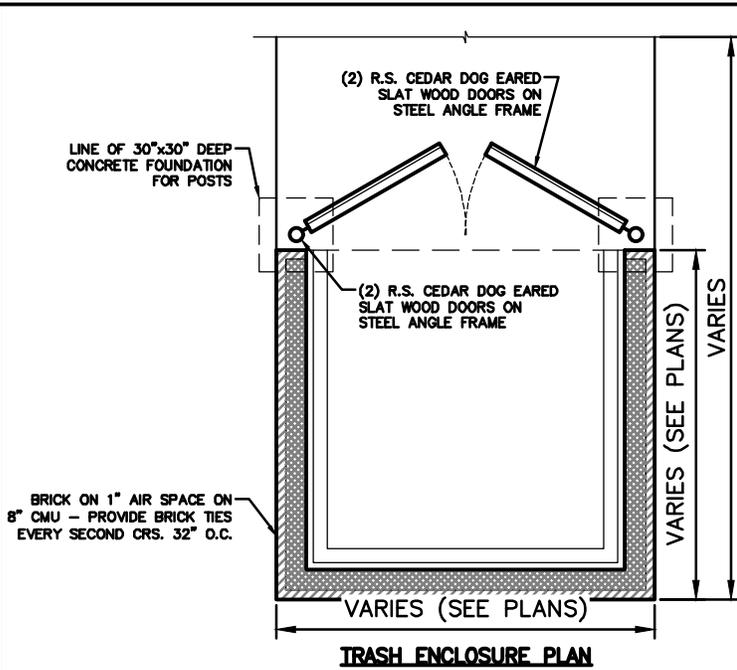
B.M. #2 CHISELED "X" IN CENTER OF CONC. ISLAND  
ELEV.=2122.38

**ABBREVIATIONS:**

- |  |   |   |  |
|--|---|---|--|
| <p>±=AND (TYP.)=TYPICAL<br/>±=PLUS OR MINUS<br/>BLDG.=BUILDING<br/>BOL.=BOLLARD<br/>BSMT.=BASEMENT<br/>C / COMM.=COMMUNICATIONS<br/>CMP=CORRUGATED METAL PIPE<br/>CP=COMMUNICATIONS PEDESTAL<br/>C.O.=UTILITY CLEAN OUT<br/>CONC.=CONCRETE<br/>D.B.=DEED BOOK<br/>DIST.=DISTURBED<br/>DR.=DRIVE<br/>DWLG.=DWELLING</p> | <p>ELEV.=ELEVATION<br/>EM=ELECTRIC METER<br/>EOI=END OF INFORMATION<br/>EP=EDGE OF PAVEMENT<br/>F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY<br/>F.I.R.M.=FLOOD INSURANCE RATE MAP<br/>FR.=FRAME<br/>FT.=FOOT/FEET<br/>G=GAS LINE PAINT MARKS<br/>GLIP=GAS LINE INDICATOR POST<br/>GNI=GAY AND NEEL, INC.<br/>GW=GUY WIRE<br/>H.P.=HEAT PUMP(S)<br/>HWY.=HIGHWAY<br/>INC.=INCORPORATED<br/>INST.=INSTRUMENT</p> | <p>INVin=INVERT IN<br/>INVout=INVERT OUT<br/>LLC=LIMITED LIABILITY COMPANY/CORPORATION<br/>L.P.=LIGHT POLE / LAMP POST<br/>L.S.=LAND SURVEYOR<br/>LIC.=LICENSE<br/>M.P.H.=MILES PER HOUR<br/>MB=MAILBOX<br/>MH=MANHOLE<br/>MI=MILE(S)<br/>MON=MONUMENT<br/>N/F=NOW OR FORMERLY<br/>NAD=NORTH AMERICAN DATUM<br/>NAVd=NORTH AMERICAN VERTICAL DATUM<br/>NO. / #=NUMBER</p> | <p>OHU=OVERHEAD UTILITY LINE(S)<br/>P.B.=PLAT BOOK<br/>P.I.D.=PARCEL IDENTIFICATION<br/>PG. / PGS.=PAGE/PAGES<br/>PVC=POLYVINYLCHLORIDE PIPE<br/>R/W=RIGHT-OF-WAY<br/>RCP=REINFORCED CONCRETE PIPE<br/>RD.=ROAD<br/>RTE.=ROUTE<br/>U.P.=UTILITY POLE<br/>U.S.=UNITED STATES<br/>VA.=VIRGINIA<br/>VDH=VIRGINIA DEPARTMENT OF HIGHWAYS<br/>W/=WITH<br/>W.=WATERLINE PAINT MARKS<br/>W.B.L.=WESTBOUND LANE<br/>WM=WATER METER</p> |
|--|---|---|--|



X:\Drawings\3327\Survey\Drawings\Topos\3327-Survey.dwg  
C1-01\_07/16/2022 9:52:53 AM Mtn AutoCAD PDF (General Document to Plot).pc3, 11



NO SCALE

**DUMPSTER PAD SCREENING DETAIL**

X:\Drawings\3327\ENGINEERING\Design\Plans\3327\_Sht\_C2\_Site\_Layout\_Plan\_Sight\_Distance.dwg  
 SITE LAYOUT AND DIMENSION PLAN, 10/28/2022 10:54:22 AM, Zmoreno, AutoCAD PDF (General Documentation).pc3, 1:1



The drawing, design, and digital files relating to this project are the property of Foresight Design Services. The reproduction, copying, or other use of this drawing without FDS's written consent is prohibited.

**2500 TYLER ROAD  
 TRAVEL CENTER**  
 MONTGOMERY COUNTY, VA

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	BRYANT H. ALTIZER, PE, LS
DESIGN	ZJM, JLW
ISSUE DATE	
10/28/2022	
FDS JOB NO.	
3327	
SHEET TITLE	
CONCEPTUAL LAYOUT SIGHT DISTANCES	
SHEET NUMBER	
C2-01	

## 2500 Tyler Road – Travel Center

---

### APPENDIX

- VDOT Access Management Exception Requests

**ACCESS MANAGEMENT EXCEPTION REQUEST: AM-E**  
**ACCESS MANAGEMENT REGULATIONS 24 VAC 30-73**  
**SECTION 120**

<b>Submitted by:</b> Carl Hultgren, P.E., PTOE		<b>Date:</b> 06/30/22
<b>Email Address:</b> <a href="mailto:ch@goroveslade.com">ch@goroveslade.com</a>		<b>Phone:</b> (804) 362-0578
<b>Address:</b> 4951 Lake Brook Drive, Suite 250, Glen Allen, VA 23060		
<b>Project Name:</b> Circle K - Mud Pike	<b>Rte #</b> 666	<b>Locality:</b> Montgomery County
<b>Description of Project:</b> Proposed Circle K redevelopment in the northeast quadrant of the Tyler Road at Mud Pike intersection. The redevelopment plan includes a convenience store with 12 vehicle fueling positions, two diesel fueling positions, and one restaurant. There are currently 3 full-movement driveways on Mud Pike. The access plan includes eliminating the driveway closest to Tyler Road and shifting the two other driveways. This AME request is related to the spacing of the relocated driveways on Mud Pike.		
<b>VDOT District:</b> Salem	<b>Area Land Use Engineer:</b> Jesse Miller, P.E.	

- NOTES:**
- (1). Submit this form and any attachments to one of the District's Area Land Use Engineers.
  - (2). See Section 120 of the Regulations for details on the requirements, exceptions, and exception request review process.
  - (3). Attach additional information as necessary to justify the exception request(s).
  - (4). If a traffic engineering study is required, the decision on the request will be based on VDOT engineering judgment.
  - (5). Use the LD-440 Design Exception or the LD-448 Design Waiver forms for *design and engineering standards*, e.g. radius, grade, sight distance. See [IIM-LD-227](#) on VDOT web site for additional instructions.

**Select the Exception(s) Being Requested**

**Exception to the shared commercial entrance requirement.** (Access M. Regulations Section 120 C.2)

**Reason for exception:**

**A. An agreement to share the entrance could not be reached with adjoining property owner.**

**Attached:** Written evidence that adjoining property owner will not share the entrance.

**B. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**Exception to the vehicular connection to adjoining undeveloped property requirement.** (Section 120 C.4)

**Reason for exception:**

**A. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**B. Other reason:** \_\_\_\_\_

- Exception to the commercial entrance shall not be located within the functional area of an intersection requirement.** (See Regulation Section 120 C. 1; Appendix F, Rd Design Manual)
  - Attached:** A traffic engineering study documenting that the operation of the intersection and public safety will not be adversely impacted.

**EXCEPTION TO THE SPACING STANDARDS FOR:**

- **Commercial entrances; intersections/median crossovers (Table 2-2);**
- **Commercial entrances/intersections near interchange ramps (Tables 2-3, 2-4); or**
- **Corner clearance (Figure 4-4).** Appendix F, Road Design Manual

*Information on the Exception Request*

**ON A STATE HIGHWAY**

**Functional classification:** Principal Arterial:  Minor Arterial:  Collector:  Local:

**Posted speed limit:** 40 mph

**NEAR AN INTERCHANGE RAMP** (Submittal of a traffic engineering study required)

**CORNER CLEARANCE** (Submittal of a traffic engineering study required)

**Type of intersection/entrance:** Signalized  Unsignalized  Full Access  Partial Access

**Required spacing distance** 335 ft

**Proposed spacing distance** 205 ft

**Requested exception:** Reduction in required spacing 130 ft

**REASON FOR EXCEPTION:**

- A. To be located on an older, established business corridor along a highway where existing spacing did not meet the standards prior to 7/1/08 or 10/14/09.** (Regulation Section 120 C.3.c)
  - Attached:** Dated aerial photo of corridor identifying proposed entrance/intersection location.
- B. Not enough property frontage to meet spacing standard, but the applicant does not want a partial access right-in/right-out entrance.** (Section 120 C.3.f)
  - Attached:** A traffic engineering study documenting that left turn movements at the entrance will not have a negative impact on highway operation or safety.
- C. To be located within a new urbanism mixed use type development.** (Section 120 C.3.d)
  - Attached:** The design of the development and compliance with intersection sight distance.
- D. The proposed entrance meets the signal warrants but does not meet the signalized intersection spacing standard. The applicant requests an exception to the spacing standard.**
  - Attached:** A traffic engineering study that (i) evaluates the location’s suitability for a roundabout and (ii) provides documentation that the proposed signal will not impact safety and traffic flow. (Section 120 C.5)

- E. The development's 2<sup>nd</sup> (or additional) entrance does not meet the spacing standards but is necessary for the streets to be accepted into the secondary system. (Section 120 C.3.e)
  - Attached: Information on the development that identifies the location of entrances.
- F. To be located within the limits of a VDOT and locality approved access management corridor plan.
  - Attached: Aerial photo of corridor identifying proposed entrance/intersection location. (Sect 120 C.3.b)

**FOR VDOT USE ONLY**

Recommendation on Exception Request: Approve <input type="checkbox"/> Deny <input type="checkbox"/> Date: _____
Area Land Use Engineer or: _____ Name _____
Remarks:

Exception Request Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: _____
District Administrator or Designee: _____ Name (and position if Designee) _____
Remarks:

District Staff: Please email copy to [Bradley.Shelton@VDOT.Virginia.gov](mailto:Bradley.Shelton@VDOT.Virginia.gov)

**ACCESS MANAGEMENT EXCEPTION REQUEST: AM-E**  
**ACCESS MANAGEMENT REGULATIONS 24 VAC 30-73**  
**SECTION 120**

<b>Submitted by:</b> Carl Hultgren, P.E., PTOE		<b>Date:</b> 06/30/22
<b>Email Address:</b> <a href="mailto:ch@goroveslade.com">ch@goroveslade.com</a>		<b>Phone:</b> (804) 362-0578
<b>Address:</b> 4951 Lake Brook Drive, Suite 250, Glen Allen, VA 23060		
<b>Project Name:</b> Circle K - Mud Pike	<b>Rte #</b> 177	<b>Locality:</b> Montgomery County
<b>Description of Project:</b> Proposed Circle K redevelopment in the northeast quadrant of the Tyler Road at Mud Pike intersection. The development plan includes a convenience store with 12 vehicle fueling positions, two diesel fueling positions, and one restaurant. There are currently 3 right-in / right-out driveways on Tyler Road. The access plan includes eliminating the driveway closest to Mud Pike and shifting the other two driveways to the east. This AME request is related to the spacing between site driveways 3 and 4.		
<b>VDOT District:</b> Salem	<b>Area Land Use Engineer:</b> Jesse Miller, P.E.	

- NOTES:**
- (1). Submit this form and any attachments to one of the District's Area Land Use Engineers.
  - (2). See Section 120 of the Regulations for details on the requirements, exceptions, and exception request review process.
  - (3). Attach additional information as necessary to justify the exception request(s).
  - (4). If a traffic engineering study is required, the decision on the request will be based on VDOT engineering judgment.
  - (5). Use the LD-440 Design Exception or the LD-448 Design Waiver forms for *design and engineering standards*, e.g. radius, grade, sight distance. See [IIM-LD-227](#) on VDOT web site for additional instructions.

*Select the Exception(s) Being Requested*

**Exception to the shared commercial entrance requirement.** (Access M. Regulations Section 120 C.2)

**Reason for exception:**

**A. An agreement to share the entrance could not be reached with adjoining property owner.**

**Attached:** Written evidence that adjoining property owner will not share the entrance.

**B. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**Exception to the vehicular connection to adjoining undeveloped property requirement.** (Section 120 C.4)

**Reason for exception:**

**A. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**B. Other reason:** \_\_\_\_\_

- Exception to the commercial entrance shall not be located within the functional area of an intersection requirement.** (See Regulation Section 120 C. 1; Appendix F, Rd Design Manual)
  - Attached:** A traffic engineering study documenting that the operation of the intersection and public safety will not be adversely impacted.

**EXCEPTION TO THE SPACING STANDARDS FOR:**

- **Commercial entrances; intersections/median crossovers (Table 2-2);**
- **Commercial entrances/intersections near interchange ramps (Tables 2-3, 2-4); or**
- **Corner clearance (Figure 4-4).** Appendix F, Road Design Manual

*Information on the Exception Request*

**ON A STATE HIGHWAY**

**Functional classification:** Principal Arterial:  Minor Arterial:  Collector:  Local:

**Posted speed limit:** 45 mph

**NEAR AN INTERCHANGE RAMP** (Submittal of a traffic engineering study required)

**CORNER CLEARANCE** (Submittal of a traffic engineering study required)

**Type of intersection/entrance:** Signalized  Unsignalized  Full Access  Partial Access

**Required spacing distance** 305 ft

**Proposed spacing distance** 240 ft

**Requested exception:** Reduction in required spacing 65 ft

**REASON FOR EXCEPTION:**

- A. To be located on an older, established business corridor along a highway where existing spacing did not meet the standards prior to 7/1/08 or 10/14/09.** (Regulation Section 120 C.3.c)
  - Attached:** Dated aerial photo of corridor identifying proposed entrance/intersection location.
- B. Not enough property frontage to meet spacing standard, but the applicant does not want a partial access right-in/right-out entrance.** (Section 120 C.3.f)
  - Attached:** A traffic engineering study documenting that left turn movements at the entrance will not have a negative impact on highway operation or safety.
- C. To be located within a new urbanism mixed use type development.** (Section 120 C.3.d)
  - Attached:** The design of the development and compliance with intersection sight distance.
- D. The proposed entrance meets the signal warrants but does not meet the signalized intersection spacing standard. The applicant requests an exception to the spacing standard.**
  - Attached:** A traffic engineering study that (i) evaluates the location’s suitability for a roundabout and (ii) provides documentation that the proposed signal will not impact safety and traffic flow. (Section 120 C.5)

- E. The development's 2<sup>nd</sup> (or additional) entrance does not meet the spacing standards but is necessary for the streets to be accepted into the secondary system. (Section 120 C.3.e)
  - Attached: Information on the development that identifies the location of entrances.
- F. To be located within the limits of a VDOT and locality approved access management corridor plan.
  - Attached: Aerial photo of corridor identifying proposed entrance/intersection location. (Sect 120 C.3.b)

**FOR VDOT USE ONLY**

Recommendation on Exception Request: Approve <input type="checkbox"/> Deny <input type="checkbox"/> Date: _____
Area Land Use Engineer or: _____ Name _____
Remarks:

Exception Request Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: _____
District Administrator or Designee: _____ Name (and position if Designee) _____
Remarks:

District Staff: Please email copy to [Bradley.Shelton@VDOT.Virginia.gov](mailto:Bradley.Shelton@VDOT.Virginia.gov)

**ACCESS MANAGEMENT EXCEPTION REQUEST: AM-E**  
**ACCESS MANAGEMENT REGULATIONS 24 VAC 30-73**  
**SECTION 120**

<b>Submitted by:</b> Carl Hultgren, P.E., PTOE		<b>Date:</b> 06/30/22
<b>Email Address:</b> <a href="mailto:ch@goroveslade.com">ch@goroveslade.com</a>		<b>Phone:</b> (804) 362-0578
<b>Address:</b> 4951 Lake Brook Drive, Suite 250, Glen Allen, VA 23060		
<b>Project Name:</b> Circle K - Mud Pike	<b>Rte #</b> 177	<b>Locality:</b> Montgomery County
<b>Description of Project:</b> Proposed Circle K redevelopment in the northeast quadrant of the Tyler Road at Mud Pike intersection. The redevelopment plan includes a convenience store with 12 vehicle fueling positions, two diesel fueling positions, and one restaurant. There are currently 3 right-in / right-out driveways on Tyler Road. The access plan includes eliminating the driveway closest to Mud Pike and shifting the other two driveways. This AME request is related to the spacing of Site Driveway 4 to the I-81 exit ramp merge		
<b>VDOT District:</b> Salem	<b>Area Land Use Engineer:</b> Jesse Miller, P.E.	

- NOTES:**
- (1). Submit this form and any attachments to one of the District’s Area Land Use Engineers.
  - (2). See Section 120 of the Regulations for details on the requirements, exceptions, and exception request review process.
  - (3). Attach additional information as necessary to justify the exception request(s).
  - (4). If a traffic engineering study is required, the decision on the request will be based on VDOT engineering judgment.
  - (5). Use the LD-440 Design Exception or the LD-448 Design Waiver forms for *design and engineering standards*, e.g. radius, grade, sight distance. See [IIM-LD-227](#) on VDOT web site for additional instructions.

**Select the Exception(s) Being Requested**

**Exception to the shared commercial entrance requirement.** (Access M. Regulations Section 120 C.2)

**Reason for exception:**

**A. An agreement to share the entrance could not be reached with adjoining property owner.**

**Attached:** Written evidence that adjoining property owner will not share the entrance.

**B. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**Exception to the vehicular connection to adjoining undeveloped property requirement.** (Section 120 C.4)

**Reason for exception:**

**A. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.**

**Specify constraint:** \_\_\_\_\_

**Attached:** Documentation of constraint such as aerial photo or topographic map.

**B. Other reason:** \_\_\_\_\_

- Exception to the commercial entrance shall not be located within the functional area of an intersection requirement.** (See Regulation Section 120 C. 1; Appendix F, Rd Design Manual)
  - Attached:** A traffic engineering study documenting that the operation of the intersection and public safety will not be adversely impacted.

**EXCEPTION TO THE SPACING STANDARDS FOR:**

- **Commercial entrances; intersections/median crossovers (Table 2-2);**
- **Commercial entrances/intersections near interchange ramps (Tables 2-3, 2-4); or**
- **Corner clearance (Figure 4-4).** Appendix F, Road Design Manual

*Information on the Exception Request*

**ON A STATE HIGHWAY**  
**Functional classification:** Principal Arterial:  Minor Arterial:  Collector:  Local:   
**Posted speed limit:** 45 mph

**NEAR AN INTERCHANGE RAMP** (Submittal of a traffic engineering study required)

**CORNER CLEARANCE** (Submittal of a traffic engineering study required)

**Type of intersection/entrance:** Signalized  Unsignalized  Full Access  Partial Access

**Required spacing distance** 750 ft  
**Proposed spacing distance** 360 ft  
**Requested exception:** Reduction in required spacing 390 ft

**REASON FOR EXCEPTION:**

- A. To be located on an older, established business corridor along a highway where existing spacing did not meet the standards prior to 7/1/08 or 10/14/09.** (Regulation Section 120 C.3.c)
  - Attached:** Dated aerial photo of corridor identifying proposed entrance/intersection location.
- B. Not enough property frontage to meet spacing standard, but the applicant does not want a partial access right-in/right-out entrance.** (Section 120 C.3.f)
  - Attached:** A traffic engineering study documenting that left turn movements at the entrance will not have a negative impact on highway operation or safety.
- C. To be located within a new urbanism mixed use type development.** (Section 120 C.3.d)
  - Attached:** The design of the development and compliance with intersection sight distance.
- D. The proposed entrance meets the signal warrants but does not meet the signalized intersection spacing standard. The applicant requests an exception to the spacing standard.**
  - Attached:** A traffic engineering study that (i) evaluates the location’s suitability for a roundabout and (ii) provides documentation that the proposed signal will not impact safety and traffic flow. (Section 120 C.5)

- E. The development's 2<sup>nd</sup> (or additional) entrance does not meet the spacing standards but is necessary for the streets to be accepted into the secondary system. (Section 120 C.3.e)
  - Attached: Information on the development that identifies the location of entrances.
- F. To be located within the limits of a VDOT and locality approved access management corridor plan.
  - Attached: Aerial photo of corridor identifying proposed entrance/intersection location. (Sect 120 C.3.b)

**FOR VDOT USE ONLY**

Recommendation on Exception Request: Approve <input type="checkbox"/> Deny <input type="checkbox"/> Date: _____
Area Land Use Engineer or: _____ Name _____
Remarks:

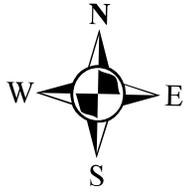
Exception Request Action: Approved <input type="checkbox"/> Denied <input type="checkbox"/> Date: _____
District Administrator or Designee: _____ Name (and position if Designee) _____
Remarks:

District Staff: Please email copy to [Bradley.Shelton@VDOT.Virginia.gov](mailto:Bradley.Shelton@VDOT.Virginia.gov)

**SUP-2022-00613**

**PID(s): 021900, 011608, and 002968 | Tax Parcel(s): 091-A 19, 091-A 4B, and 077-A 80**  
**Riner Magisterial District**

<b>Property Owners</b>	Indigo Road Investments LLC
<b>Applicant/Agent</b>	Foresight Design Services
<b>Request</b>	Amendment to existing Special Use Permit to allow expansion of Inert Fill Site
<b>Current Zoning</b>	Agricultural (A-1)
<b>Current Use</b>	Inert Fill/Vacant
<b>Acreage</b>	249.131
<b>Location</b>	Entrance to site is approx. 0.27 miles from the Intersection of Radford Road and Walton Road
<b>Future Land Use</b>	Resource Stewardship
<b>Brief Description</b>	The applicant seeks to amend an existing special use permit to allow a rubble landfill for the disposal of inert debris on approximately 30 additional acres of 249.131 total acres. The proposed amendment to the SUP would increase the total area of the rubble landfill to approximately 34 acres.
<b>Staff</b>	Brea Hopkins, Planning Director
<b>Anticipated Timeline</b>	<ul style="list-style-type: none"> <li>• PC Work Session: November 9, 2022</li> <li>• PC Hearing: December 14, 2022</li> <li>• BOS Hearing: TBD</li> </ul>
<b>PC Action Required</b>	Authorize Staff to Schedule Public Hearing



**Special Use Permit Request**  
**SUP-2022-00613**

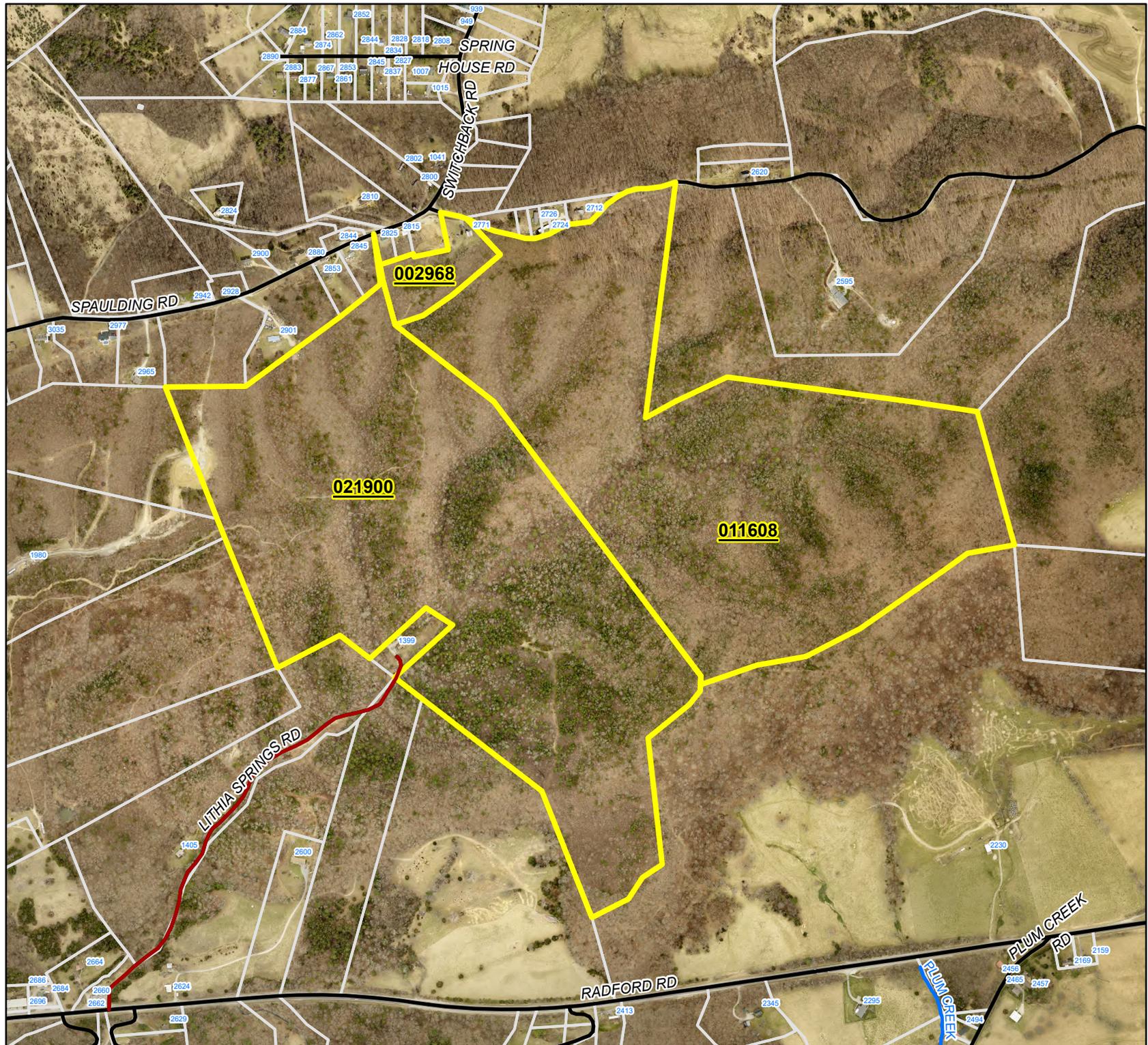
**Indigo Road Investments**  
**Foresight Design Services**

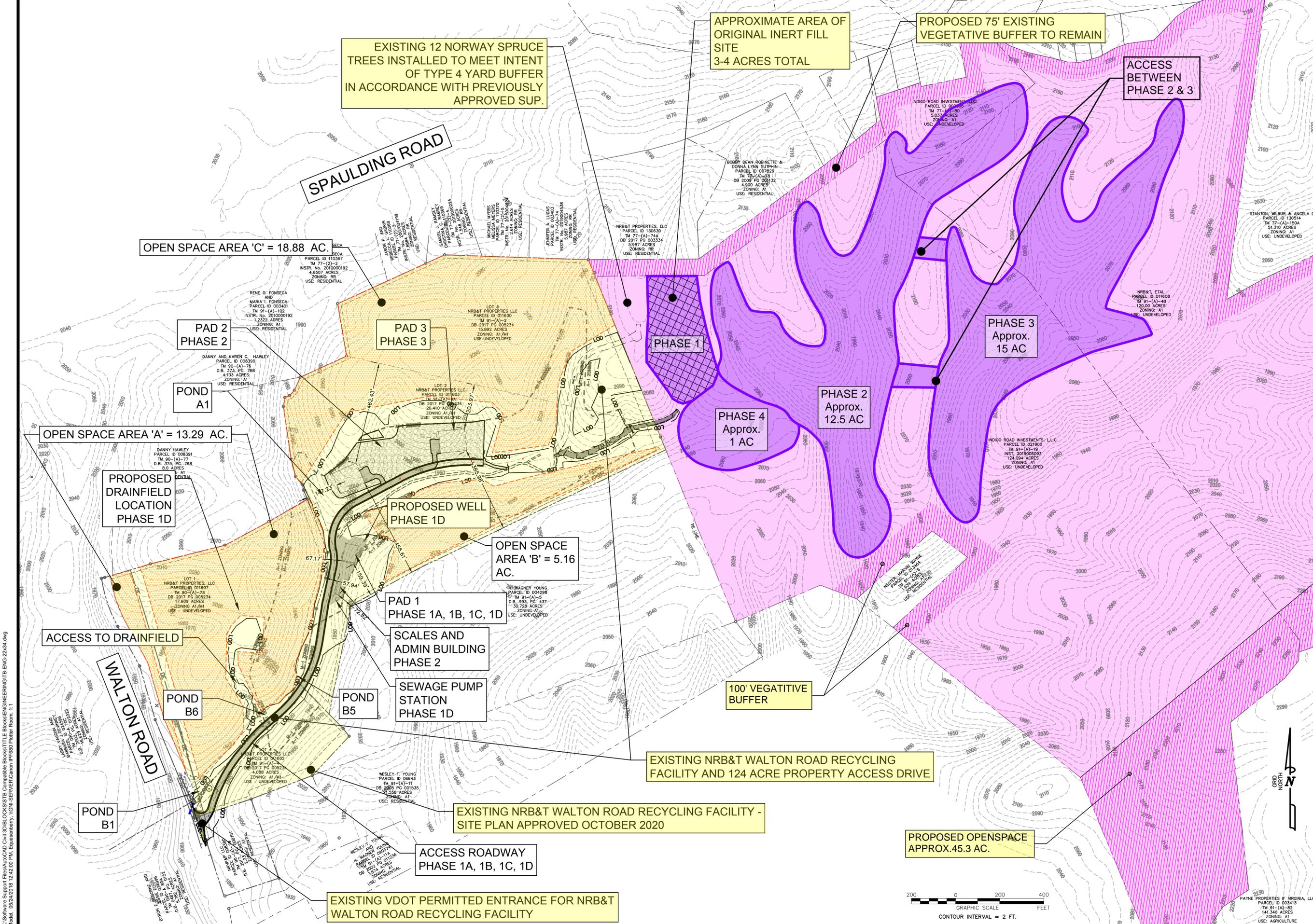
**SUP**  
**for**  
**Inert Fill Site**

**Parcel ID(s)**  
**021900, 011608, 002968**

**Legend**

-  Subject Parcels
-  Tax Parcels





X:\Software Support Files\Autocad Civil 3D\B\Locks\BTE Compatible Blocks\TITLE Blocks\ENGINEERING\B-ENG-22-24.dwg  
Model: 10/24/2018 12:42:00 PM, E:\espenberry, \GSI\SERVER\Cad\IPR680 Plotter Floor, 1:1

The drawing, design, and digital files relating to this project are the property of Foresight Design Services. The reproduction, copying, or other use of this drawing without FDS's written consent is prohibited.

**NEW RIVER RECYCLING  
INERT DEBRIS FILL SITE**

MONTGOMERY COUNTY, VIRGINIA

**REVISIONS**

NO.	COMMENTS	DATE

**PROJECT TEAM**

PIC	JOHN T. NEEL, P.E.
PM	JOHN T. NEEL, P.E.
DESIGN	TDG, SEC

**ISSUE DATE**

10/28/2022

**FDS JOB NO.**

3117

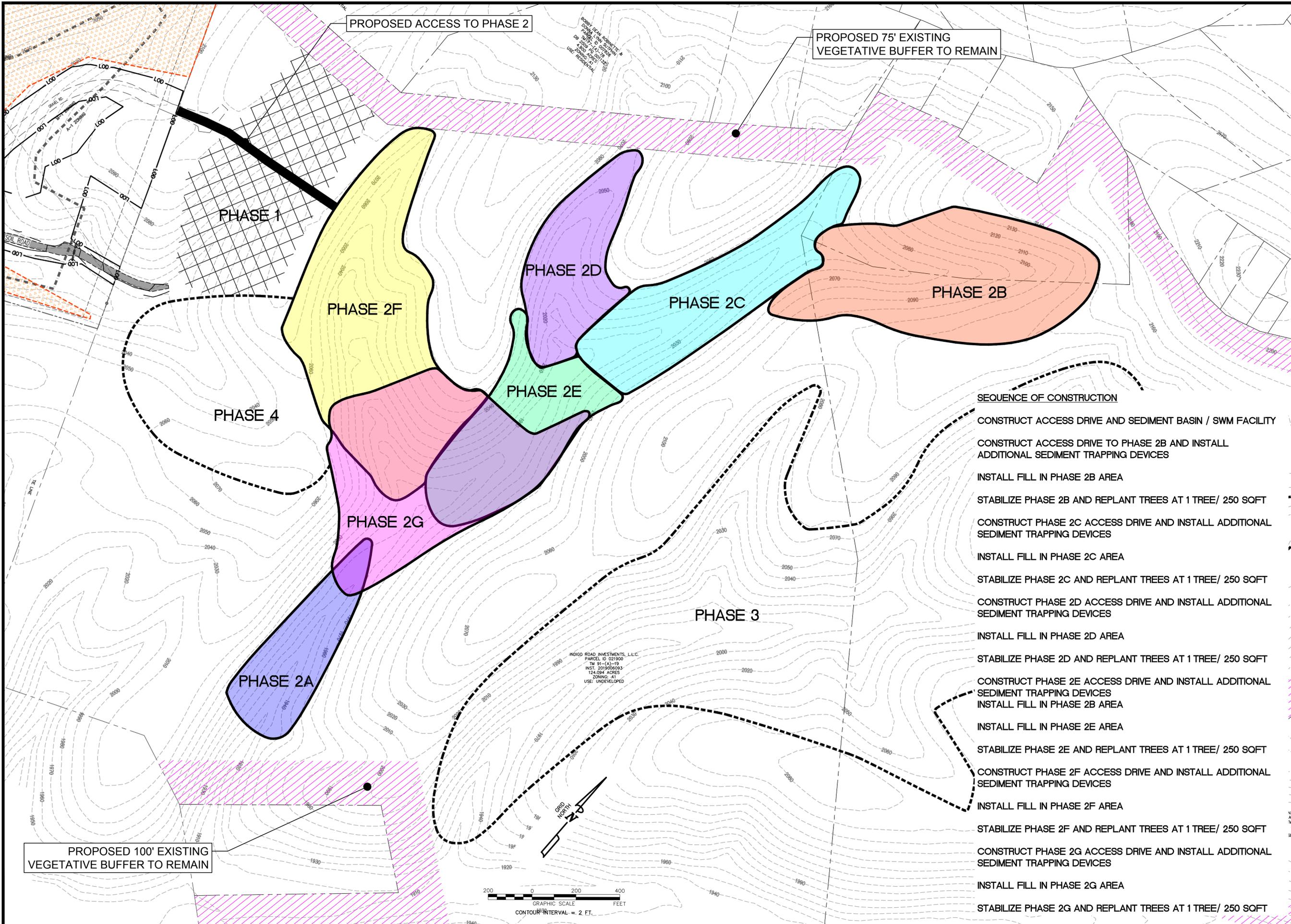
**SHEET TITLE**

SITE CONCEPT

**SHEET NUMBER**

1 OF 1





PROPOSED ACCESS TO PHASE 2

PROPOSED 75' EXISTING VEGETATIVE BUFFER TO REMAIN

PROPOSED 100' EXISTING VEGETATIVE BUFFER TO REMAIN

**SEQUENCE OF CONSTRUCTION**

- CONSTRUCT ACCESS DRIVE AND SEDIMENT BASIN / SWM FACILITY
- CONSTRUCT ACCESS DRIVE TO PHASE 2B AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2B AREA
- STABILIZE PHASE 2B AND REPLANT TREES AT 1 TREE/ 250 SQFT
- CONSTRUCT PHASE 2C ACCESS DRIVE AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2C AREA
- STABILIZE PHASE 2C AND REPLANT TREES AT 1 TREE/ 250 SQFT
- CONSTRUCT PHASE 2D ACCESS DRIVE AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2D AREA
- STABILIZE PHASE 2D AND REPLANT TREES AT 1 TREE/ 250 SQFT
- CONSTRUCT PHASE 2E ACCESS DRIVE AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2E AREA
- STABILIZE PHASE 2E AND REPLANT TREES AT 1 TREE/ 250 SQFT
- CONSTRUCT PHASE 2F ACCESS DRIVE AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2F AREA
- STABILIZE PHASE 2F AND REPLANT TREES AT 1 TREE/ 250 SQFT
- CONSTRUCT PHASE 2G ACCESS DRIVE AND INSTALL ADDITIONAL SEDIMENT TRAPPING DEVICES
- INSTALL FILL IN PHASE 2G AREA
- STABILIZE PHASE 2G AND REPLANT TREES AT 1 TREE/ 250 SQFT

The drawing, design, and digital files relating to this project are the property of Foresight Design Services. The reproduction, copying, or other use of this drawing without FDS's written consent is prohibited.

**NEW RIVER RECYCLING  
 INERT DEBRIS FILL SITE**

MONTGOMERY COUNTY, VIRGINIA

**REVISIONS**

NO.	COMMENTS	DATE

**PROJECT TEAM**

PIC	JOHN T. NEEL, P.E.
PM	JOHN T. NEEL, P.E.
DESIGN	TDG, SEC

**ISSUE DATE**

10/28/2022

**FDS JOB NO.**

3117

**SHEET TITLE**

PHASE 2 CONSTRUCTION PLAN

**SHEET NUMBER**

1 OF 1

X:\Software Support Files\AutoCAD Civil 3D\BLOKS\BTE Compatible Blocks\TITLE Blocks\ENGINEERING\B-ENG-22x24.dwg  
 Model: 10/24/2022 12:42:00 PM, Equesberry, I:\GSI\SERVER\CAD\IPR\880 Plotter Floor, 1:1