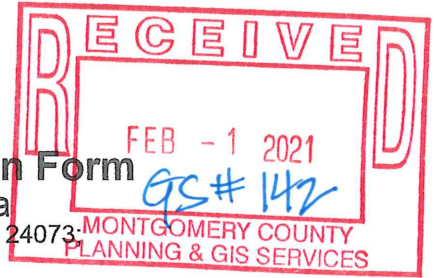




**Special Use Permit Application Form**  
 Montgomery County, Virginia  
 755 Roanoke St. Suite 2A, Christiansburg, VA 24073  
 540-394-2148; mcplan@montgomerycountyvva.gov



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

Owner of Record (attach separate page for add'l owners): <i>Yvan &amp; Joyce C. Beliveau</i>	Address: <i>3879 Eakin Farm Rd.</i>
Telephone: <i>540 818 4602</i>	Email: <i>yvanbeliveau@gmail.com</i>

Applicant Name: Owner Contract Purchaser/Lessee <i>Yvan J. Beliveau</i>	Address: <i>3879 Eakin Farm Rd</i>
Telephone: <i>540 818 4602</i>	Email: <i>yvanbeliveau@gmail.com</i>

Representative Name and Company: <i>Yvan J. Beliveau</i>	Address: <i>3879 Eakin Farm Rd</i>
Telephone: <i>540 818 4602</i>	Email: <i>yvanbeliveau@gmail.com</i>

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) <i>3879 &amp; 3899 Eakin Farm Rd.</i>		
Parcel ID Number(s): <i>034739 &amp; 200443</i>	Acreage: <i>164.725 Acres</i>	Existing Zoning: <i>A-1</i>
Comprehensive Plan Designation: <i>Open Space / Resource Stewardship</i>	Existing Use: <i>Winery, Brewery, B&amp;B</i>	

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

Proposed Use(s) including acreage: <i>A bounding Camp with 18 Cabins</i>
---

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.

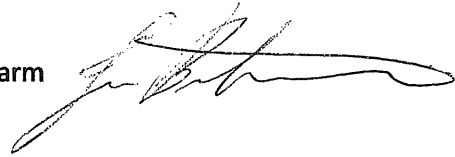
<i>[Signature]</i>	<i>2/1/2021</i>
Owner 1 Signature	Date
<i>Yvan C. Beliveau</i>	<i>2/1/2021</i>
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
<i>[Signature]</i>	<i>2/1/2021</i>
Applicant Signature	Date
<i>[Signature]</i>	<i>2/1/2021</i>
Representative/Agent Signature	Date

Date: February 1, 2021

To: Emily Gibson

From: Yvan Beliveau P.E., Phd and Joyce Beliveau; Owners of Beliveau Farm

Re: Special Use Permit Application for "Boarding Camp"



Beliveau Farm hereby submits for consideration a Special Use Permit Application for a "Boarding Camp". The goal is to provide lodging for transients who wish to experience our Agritourism property located in the NE corner of Montgomery County. We wish to provide 18 cabins each with one bedroom for our "Boarding Camp". The plan is to build four or so each year. We will also build a pavilion, and a bathroom/ food prep building to service our vineyard wedding site.

Beliveau Farm is a total of 165 acres. A 10-acre parcel has been separated from the 165 acres for mortgage purposes. A "Home Stay B&B and an Event center that includes our brewery are located on this 10 acres (the parcel ID is 20043)". Our winery building is located just to the North of these two buildings on the residual 155 acres (the parcel ID is 034739). I have included with this letter copies of the survey plats for both the 10-acre parcel and the overall 165-acre parcel. The zoning is A-1. These are attachment "A" and "B" respectively.

**The Comprehensive Plan of Montgomery County, Virginia** deals primarily with the residential growth of the county. This plan is largely concentrated in Villages and Village Expansion areas with Residential Transition zones. The proposed Special Use Permit is located in the Northeast corner of the county and its zoning is A-1 as are all adjacent properties and really the entire Northeast Corner of the county. Our intent is to expand our Agritourism Business. This will provide for additional employees and additional transitional guest to our property. The Comprehensive Plan designates this area of the county as "Open Space, Resource Stewardship". The proposed Boarding Camp will provide minimal impact on the environment.

Attachment "C" provides the existing aerial photo from the GIS system. Attachment "D" shows the overview of the property lines, our stock fishing ponds, our existing driveways and farm roads, our vineyards, and Sugar Maple grooves. The property provides approximately 5 miles of roads and/or hiking trails. These roads and hiking trails provide phenomenal views of adjoining ridges, mountains and views all the way to the Blue Ridge Mountains. We have hosted a 5 K race sponsored by The Montgomery County Chamber of Commerce. The property can also boast a diverse forest with approximately 150 tree varieties.

The initial cabins would be located in the area designated on Attachment "D" of the 165-acre property. The cabins would be accessed via the existing Eakin Farm Road. A close up of this cabin area is shown in Attachment "E". Attachment "E" also shows the existing farm road to access the Cabins and the new road to access the individual cabins. Two additional structures would be built as show on Attachment "E". These are a covered pavilion, and a bathroom and food prep building. All the buildings would be stick framed with exterior shiplap siding except the pavilion would have a metal roof.

Also included is a Setec Report (Attachment "F") on Soil viability for septic disposal. This report completed on 9/25/2017 reviewed several sewage disposal sites for potential growth to our Farm Enterprise. Of specific importance is area "C". This area is adjacent to the planned project. Yvan Beliveau as owner and a P.E. has done further analysis and believes that at least 20 cabins can be serviced for septic disposal in this areas designated as septic areas on Attachment "E".

Water will be provided from an existing Waterworks system approved by the Virginia Department of Health. The well location for this is noted on Attachment "E".

Outdoor activities will include hiking and fishing. Paddleboats will also be available on the largest pond. Additional activities will be staff and self-guided tours through vineyards, and forest.

The current location of the cabins shown in Attachment "E" is located on a ridge with magnificent views and adjacent to one of our vineyards, also a few of the cabins are in a treed area. This ridge has and will retain many of the trees currently located on the site. The adjoining property is forest and heavily treed. These trees and forest provide an

excellent buffer. A 20 foot buffer will not be disturbed and is currently heavily treed. The cabin design is shown in Attachment "G". The second page of Attachment "G" shows the floor plan in detail with solar analysis for the cabins. The cabins are designed to have minimal impact on the site and the environment. The foundations will be either augured piles or slab on grade. The cabins themselves rely on solar energy for about 85% of their energy budget. The septic fields will be designed to service up to four or five units each. The expected disturbance area for the drainage lines will be about 7000 to 8000 square feet each.

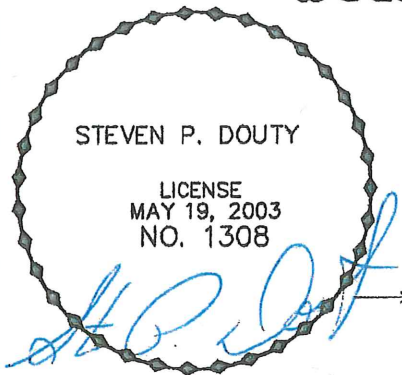
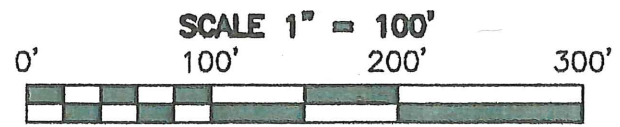
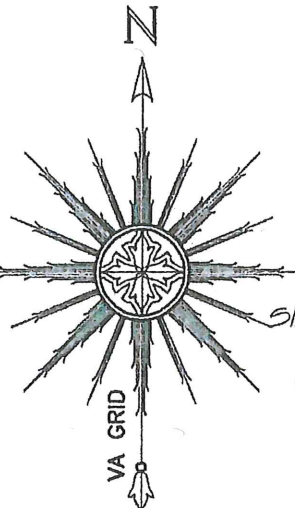
I will now address the various factors provided in Section 10-54(3) (g).

1. The proposed project is consistent with the Montgomery County Comprehensive Plan. Please see the previous section.
2. With regards to fire hazards and fire safety, the site is accessed by an existing 20 foot gravel road and an extension to service the new buildings. The buildings will be at minimum 30 feet apart. This is consistent with other buildings in this area of the county.
3. The site location is in a very rural area. No existing structures are within 500 feet of the proposed buildings.
4. All lights on the buildings will be downcast and parking lights will be low level LED lights with minimum glare.
5. There is an existing sign on Gallion Ridge Rd. identifying this facility. Site signage will be provided to guide guest.
6. All other adjacent parcels are A-1 zoning. This Special Use Application is consistent with uses permissible by Special Use Permit.
7. Attachment "E" shows a to-scale drawing of the site. Additional Engineering will pinpoint more accurately the 20 by 30 cabins and access point. No adjacent buildings are within 500 feet of the site.
8. No buffering will be planned as the 20 foot buffer is heavily treed. Consideration will be given to added buffer if planning commission deems appropriate.
9. It is expected that 4 to 5 cabins will be built each year. So the total time frame for the Boarding Camp is approximately 4 years. However, subsequent built out will be based on occupancy. It is expected that the Special Use will continue for a long time.
10. There will be no destruction of any of the items listed in this factor.
11. The proposed project will significantly promote the convenience of the public who seek out readily available cabins near to weddings and events at our existing and future facilities.
12. The traffic expected will be one car trip per day for each cabin. The current operations of the B&B, the winery and the Brewery currently has as many as 400+ cars per day on an October weekend. The added traffic for the 18 cabins will be approximately an additional 18 trips per day.
13. No existing structures are being converted for this project.
14. The proposed projects will be dependent on onsite water and sewer.
15. There will be no measurable impact on groundwater supply.
16. The projects are small buildings on soils that have in excess of 3000 PSF bearing capacity.
17. The proposed use will continue to use an existing gravel road-Galion Ridge, and on site gravel roads.
18. There are no environmentally sensitive land or natural features. Very little impact will result on wildlife habitat or vegetation, water quality and air quality.
19. The proposed project will provide desirable employment and enlarge the tax base. It is expected that with this project additional tax revenue from Cabin Rental, wine, beer and gift sales.
20. This is an ideal expansion of an existing agritourism business. Agritourism augments the slow times of the year in Montgomery County. There is a need to expand agritourism and tourism in general outside of the current Virginia Tech centered revenue base.
21. This project is not a residential project. It is an agritourism project for transient guest.
22. There is no required outdoor storage for this enterprise.
23. The farm is fundamentally 50% open space and 50% forest. There are hiking trails, fishing ponds, sitting areas on the farm.
24. There are no floodplains on the farm. Slopes are generally 10% to 40% throughout the farm. The location of the project is on mostly 0% to 15% slopes.

25. No existing non-conforming uses and structures exist on the farm.
26. Fuel is stored in an outdoor enclosure about 50 feet from the winery.
27. A pavilion and a bathroom/food prep building are shown on Attachment "E".
28. The pavilion is 1500 SF and the bathroom/food prep building is 900 SF.
29. The days and hours of operation will be 7 days a week for transient guest.
30. Parking and a loading area are shown on Attachment "E".
31. There are no security features or provisions.
32. We currently have 8 full time equivalent employees. With this project, we will most likely employ 3 to 4 more full time equivalent employees.
33. Septic sites are shown on Attachment "E". Water will be run from existing domestic water lines currently on site. Electrical lines will be run as needed from an existing on site transformer.
34. No anticipated odors will be produced by this project.
35. Construction traffic will be very small and will not impact neighborhoods and school areas as these do not exist in this area of the county.

**SURVEY FOR  
MORTGAGE PURPOSES ONLY OF  
10 ACRES FOR  
YVAN J. & JOYCE C. BELIVEAU  
MOUNT TABOR MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
GREEN FOREST JOB # CJP0001A  
SURVEYED MAY 19, 2003**

STEVEN P. DOUTY  
LICENSE  
MAY 19, 2003  
NO. 1308

RESIDUE 155.00± ACRES  
YVAN J. & JOYCE C. BELIVEAU  
DEED BOOK 1245 PAGE 384  
TAX REF. # 012-A-5

10.000 ACRES  
SOURCE OF TITLE  
YVAN J. & JOYCE C. BELIVEAU  
DEED BOOK 1245 PAGE 384  
TAX REF. # 012-A-5

RESIDUE 155.00± ACRES  
YVAN J. & JOYCE C. BELIVEAU  
DEED BOOK 1245 PAGE 384  
TAX REF. # 012-A-5

RESIDUE 155.00± ACRES  
YVAN J. & JOYCE C. BELIVEAU  
DEED BOOK 1245 PAGE 384  
TAX REF. # 012-A-5

(TIE)  
S 05°41'17" E 7.87'  
60" WHITE OAK  
AT FENCE CORNER

WARREN B. EAKIN  
DEED BOOK 185 PAGE 173  
TAX REF. # 012-A-6

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MONTGOMERY COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 510099 0050 B; EFFECTIVE DATE: JANUARY 6, 1994.

A NON EXCLUSIVE 30' RIGHT OF WAY IS RESERVED ACROSS THE RESIDUE (±155 ACRES) FOR USE BY THE 10 ACRE PARCEL.

A NON EXCLUSIVE RIGHT OF WAY AND EASEMENT IS RESERVED ACROSS THE 10 ACRE PARCEL TO THE WELL AND POND FOR USE BY THE RESIDUE (±155 ACRES).

RESIDUE 155.00± ACRES  
YVAN J. & JOYCE C. BELIVEAU  
DEED BOOK 1245 PAGE 384  
TAX REF. # 012-A-5

SIP N 66°10'06" E  
382.57'

SIP N 76°49'41" E  
695.72'

SIP  
327.95'

S 03°14'43" W

BARN

HOUSE

SHED

SHED

POND

GAZEDO

WELL HOUSE

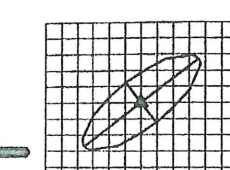
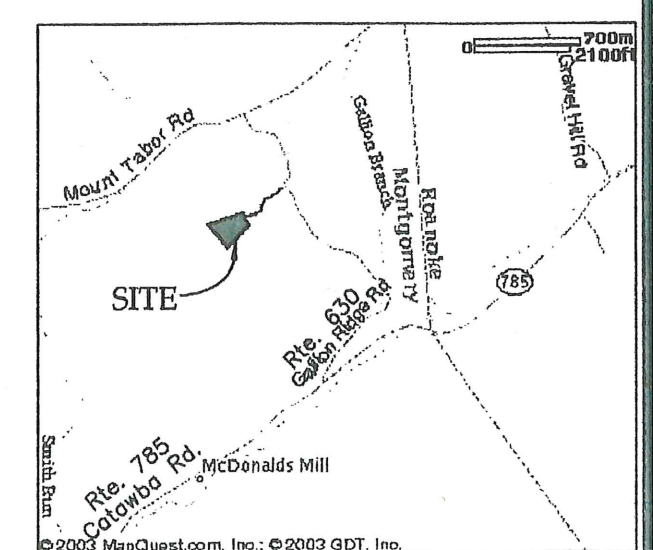
GRAVEL DRIVE

SIP  
331.24'

S 52°17'32" W

SIP  
N 19°26'16" W  
939.28'

**SITE MAP**



**GREEN FOREST SURVEYS**  
P.O. BOX 428  
BUENA VISTA, VA 24416  
(540) 261-1077

CJP0001A	2	1	19MAY2003	CJP	1 OF 1
JOB NO.	SIZE	REV.	REV. DATE	DRAWN BY	SHEET

**Attachment "A"**

I:\MJobs\CJP0001\CARLSON\10ac.dwg, 5/20/2003 8:41:57 AM, CJP

CREOLA J. McPHERSON  
 DEED BOOK 382 PAGE 540  
 PLAT BOOK 8 PAGE 183  
 TAX REF. # 12-A-4

WARREN B. EAKIN  
 DEED BOOK 185 PAGE 173  
 TAX REF. # 12-A-6, 7, 8, & 9

WALTER E. SHEPHERD  
 DEED BOOK 455 PAGE 892  
 PLAT BOOK 6 PAGE 100  
 TAX REF. # 11-A-10

ANDREW C. HUTTON  
 DEED BOOK 126 PAGE 373  
 TAX REF. # 19-A-26

VIRGINIA P. ABSHER  
 DEED BOOK 168 PAGE 427  
 TAX REF. # 20-A-27&28

WARREN B. EAKIN  
 DEED BOOK 185 PAGE 173  
 TAX REF. # 12-A-6

EDWARD D. YOST  
 DEED BOOK 1013 PAGE 56  
 TAX REF. # 20-A-25&26

164.725 ACRES  
 YVAN J. & JOYCE C. BELIVEAU  
 DEED BOOK 1245 PAGE 384  
 TAX REF. # 12-A-5 & 20-A-2

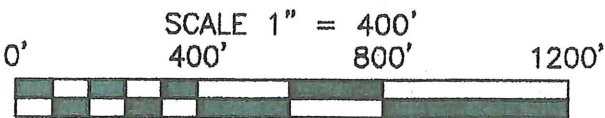
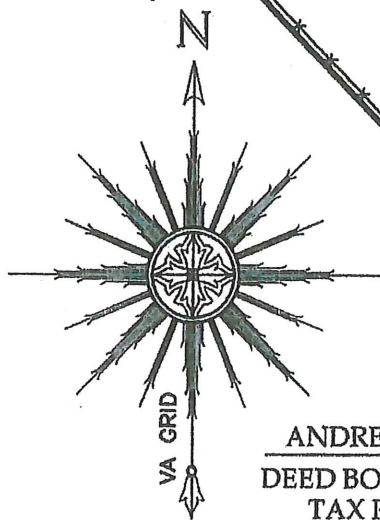
**BOUNDARY SURVEY FOR  
 YVAN J. & JOYCE C. BELIVEAU  
 MOUNT TABOR MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA  
 GREENFOREST JOB # CJP0001B  
 SURVEYED JUNE 6, 2003**

**GREEN FOREST SURVEYS**

P.O. BOX 428  
 BUENA VISTA, VA 24416  
 (540) 261-1077

CJP0001B	2	1	06JUN2003	CJP	1 OF 1
JOB NO.	SIZE	REV.	REV. DATE	DRAWN BY	SHEET

Attachment "B"



STEVEN P. DOUTY  
 LICENSE  
 JUNE 6, 2003  
 NO. 1308

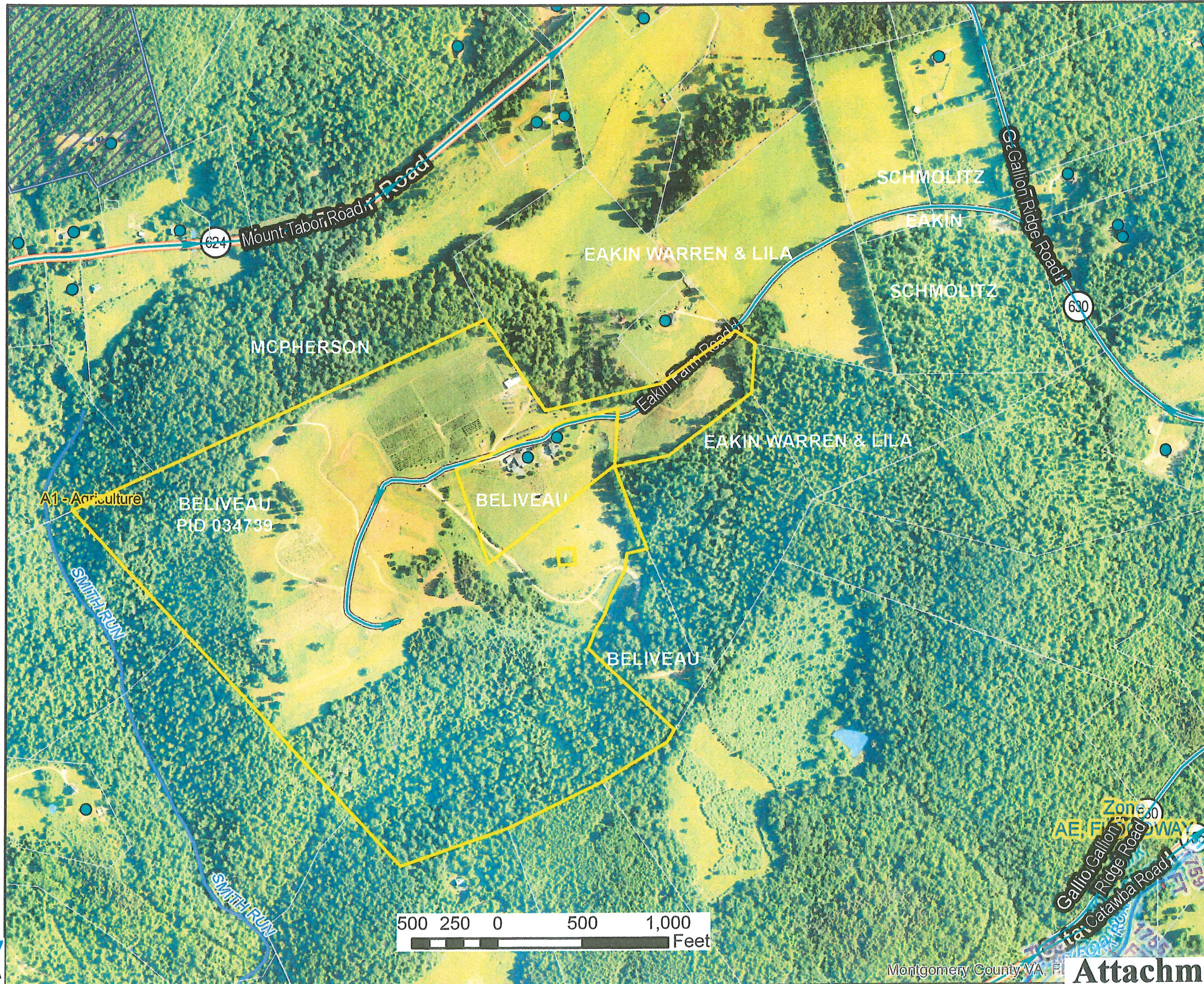


PICTOMETRY  
2020

- Legend**
- Site Address Points**
- Locality**
- Montgomery County
  - Town of Blacksburg
  - Town of Christiansburg
  - Virginia Tech
- Roads**
- Locality**
- Montgomery County
  - Town of Blacksburg
  - Town of Christiansburg
  - Virginia Tech
- Tax Parcels
  - Corporate Line
  - S STN START
  - BFE
  - S GEN STRUCT
  - PROFIL\_BASLN
  - WTR LN
  - XS - Cross Section
  - LOMR
- Special Flood Hazard Area**
- FLD\_ZONE\_ZONE\_SUBTY**
- A
  - AE
  - FLOODWAY
- Bikeshare Stations
  - Park & Ride
  - Consolidated Collection Sites
  - County Parks
  - Fire Stations
  - Rescue Squads
  - Libraries
  - Schools
  - Hospitals
- Route Numbers**
- Interstate Exits
  - 181
  - 400 Bypass
  - Major Roads
  - Other Roads
  - Railroad
- WATER QUALITY**
- Red - Band 1
  - Green - Band 2
  - Blue - Band 3



BELIVEAU, YVAN J.; EAKIN FARM ROAD, BLACKSBURG VA 24060  
PARCEL ID 034739; TAX MAP 012- A 5; 20 (A)24; 154.725 ACRES; ZONED AGRICULTURAL (A-1)



Montgomery County, VA, PI

Attachment "C"

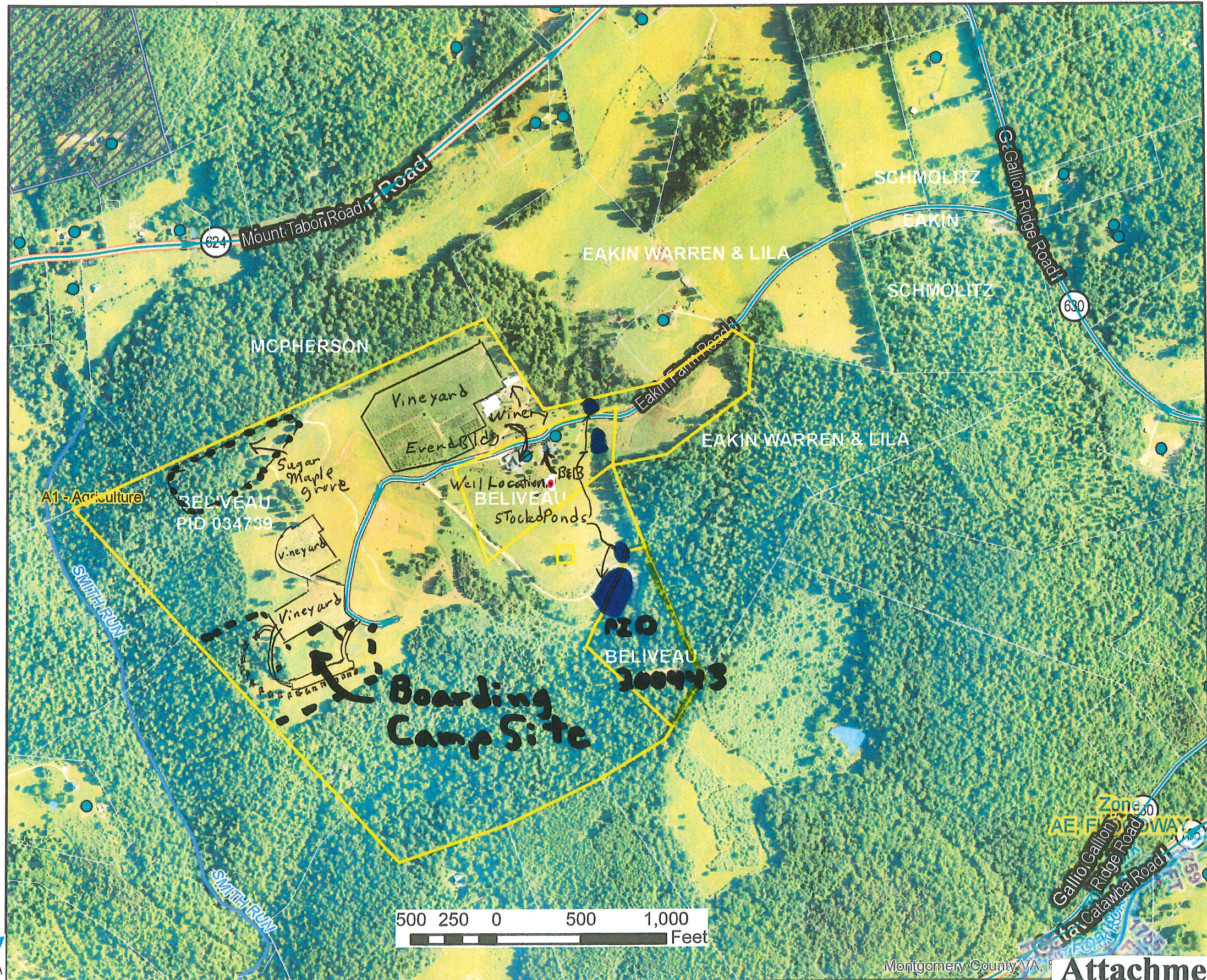


PICTOMETRY  
2020

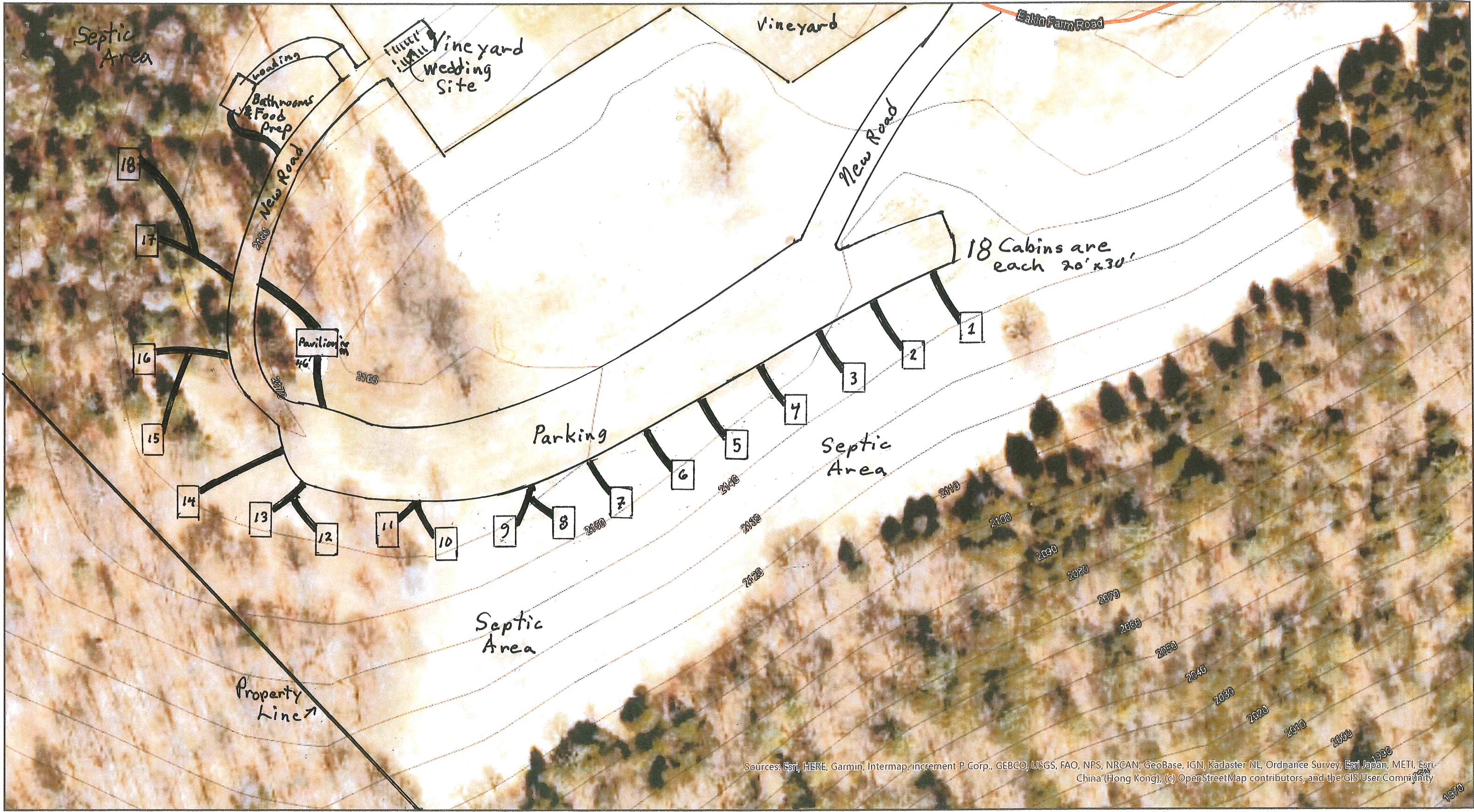
- Legend
- Site Address Points
- Locality
- Montgomery County
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  - Town of Christiansburg
  - Virginia Tech
- Roads
- Locality
- Montgomery County
  - Town of Blacksburg
  - Town of Christiansburg
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- Tax Parcels
  - Corporate Line
  - S STN START
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  - Major Roads
  - Other Roads
  - Railroad
- Montgomery County Virginia
- Red Band 1
  - Green Band 2
  - Blue Band 3



BELIVEAU, YVAN J.; EAKIN FARM ROAD, BLACKSBURG VA 24060  
PARCEL ID 034739; TAX MAP 012- A 5; 20 (A)24; 154.725 ACRES; ZONED AGRICULTURAL (A-1)







Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



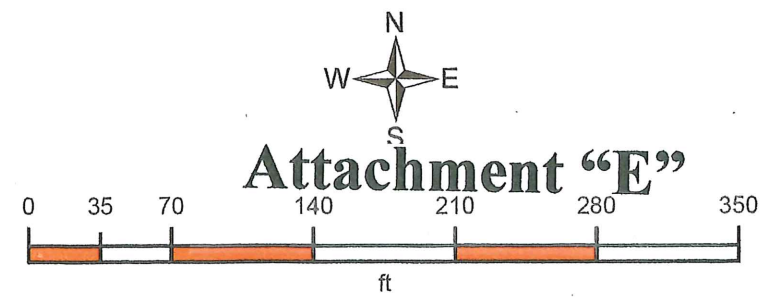
Garmin, INCREMENT P, USGS, EPA, USDA | Montgomery County VA, FEMA,

\*For reference purposes only. Not to be used as an official legal document.

1/31/2021 11:14 AM

### Cabins @ Sunset Sipper Hill

- 10 foot contours (County)
- Corporate Line
- Tax Parcels
- Private



# SETEC

**SOIL AND ENVIRONMENTAL TECHNOLOGY, INC**

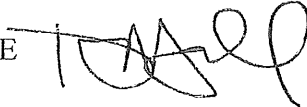
111 N. Franklin Street, Christiansburg, VA 24073

Phone: (540) 381-0309

## MEMORANDUM

TO: Yvan Beliveau

FROM: David Hall PSS, OSE



DATE: 9/25/17

SUBJECT: Preliminary Soil and Site Evaluation at Beliveau Estate Winery

On 9/22/17 we performed a preliminary soil and site evaluation on several portions of the subject property to determine their suitability for onsite waste disposal systems (septic systems). Transient lodging accommodations are planned for two of the sites evaluated (areas A and B -with 12 -16 bedrooms of capacity each) and an event space with a capacity of about 800 patrons is planned for a third (area C). The approximate locations of the evaluated areas are shown on the attached map.

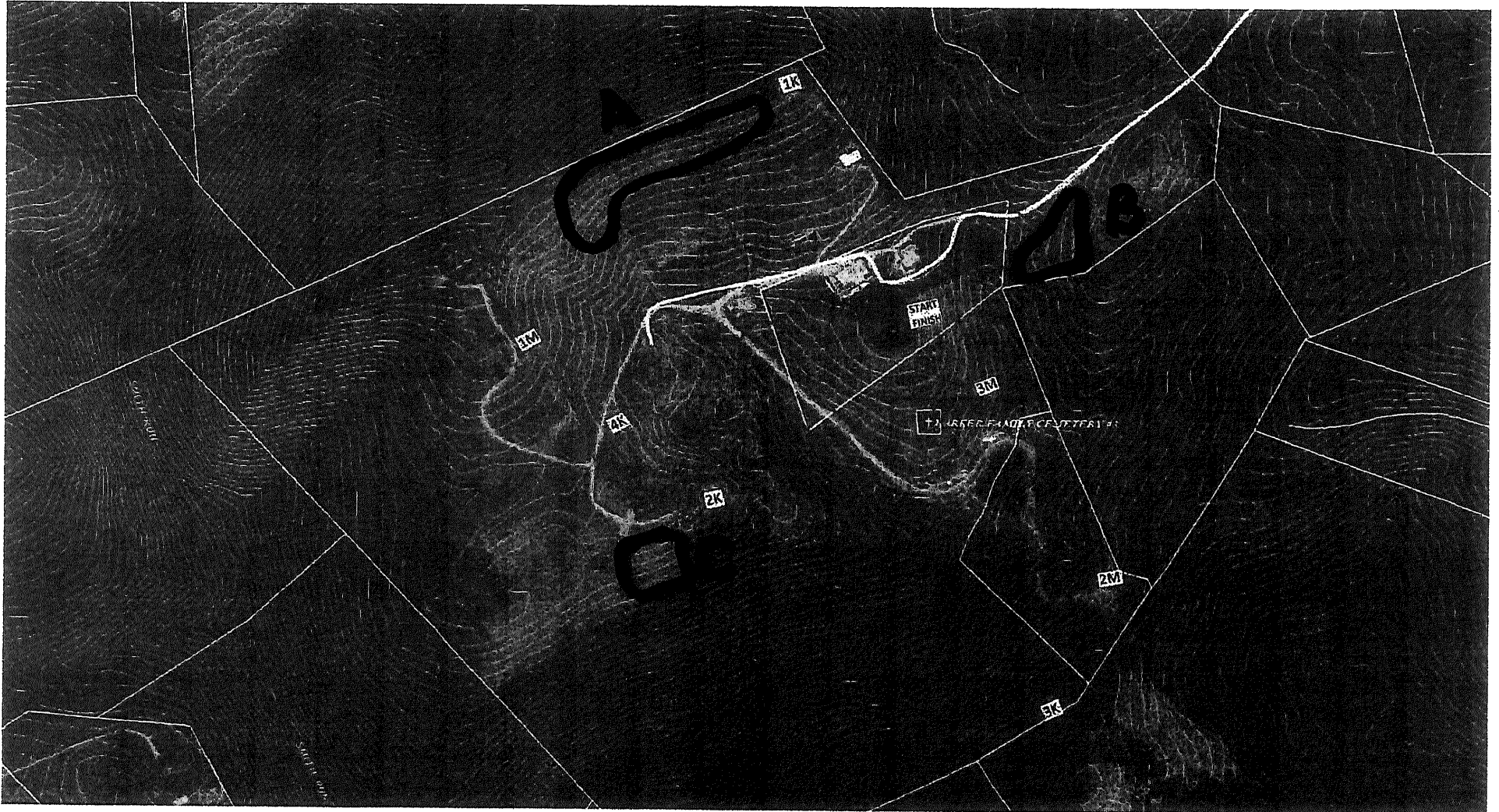
We evaluated many prebored observation points in each area for this evaluation. Additionally, we made several auger borings into the prebored holes and in other sites in each area. In suitable landscapes, soils evaluated were generally deep, loamy to clayey, well drained, and formed in residuum and colluvium derived from cherty limestone and sandstone. These soils are suitable for the installation of conventional septic systems. Estimated perc rates range from about 30 minutes per inch (area A) to about 75 MPI (areas B and C). The few limitations that occur are mainly small inclusions of soils with insufficient depth to rock for a conventional system.

It is my professional opinion that sufficient area is available for disposal of anticipated septic effluent flows at each location. Flow equalization and timed dosing may be advantageous on the system for the event space because of the intermittent use pattern of such facilities and the potentially high volumes generated during events.

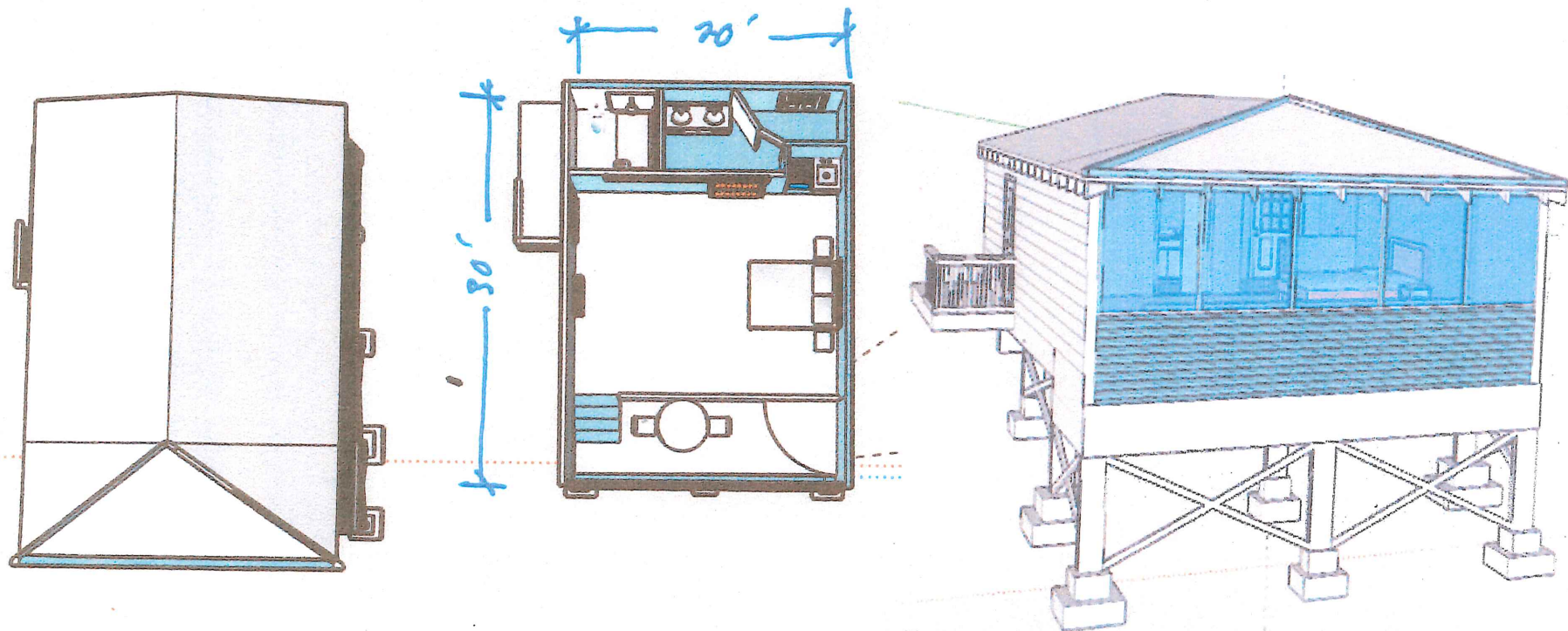
This evaluation is for preliminary planning purposes only. A permit to construct a septic system is required prior to installation. More detailed evaluation and planning will be required prior to permitting. Evaluation with backhoe pits will be required. Also remember that systems 1000 GPD in volume and larger require the practice of engineering and may require formal plans. Systems 1200 GPD and larger are considered mass drainfields and are subject to stricter permitting requirements. Also be aware that the increased use of existing facilities and their associated systems-mainly those including food preparation- may need to be addressed in the overall plan.

Please don't hesitate to call if you have any questions. Thank you for having us do this work for you.

**Attachment "F"**



APPROXIMATE AREAS EVALUATED FOR SEPTIC SYSTEM SUITABILITY



**Attachment "G"**

Blacksburg latitude =  $37.23^\circ$

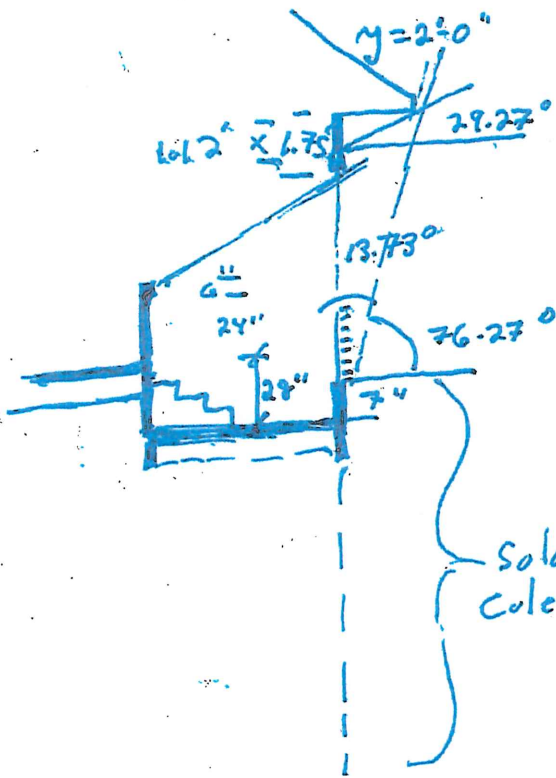
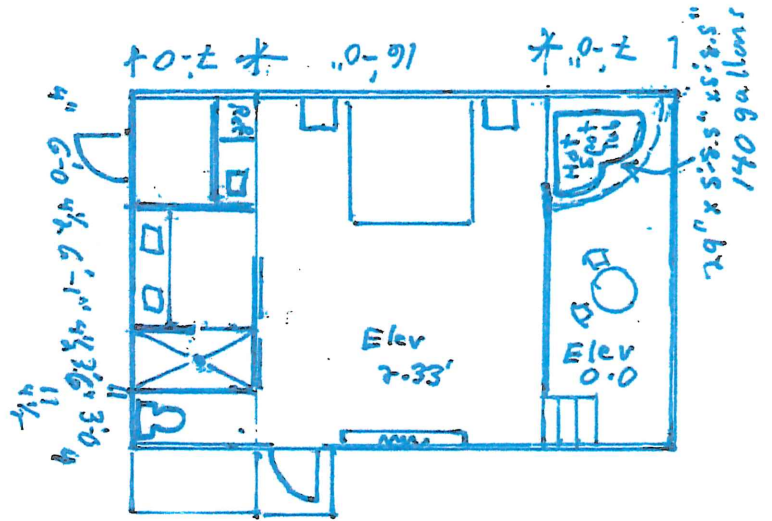
$90 - \text{Latitude} = 52.77^\circ$

Highest Sun Angle =  $52.77^\circ$

$$\begin{array}{r} + \\ 23.5^\circ \\ \hline 76.27^\circ \end{array}$$

Lowest Sun Angle =  $52.77^\circ$

$$\begin{array}{r} - \\ 23.5^\circ \\ \hline 29.27^\circ \end{array}$$



$y = 2.0$

$x = \tan 29.27^\circ \times y$

$x = .5604 \times 2 = 1.12'$

I will use  $1'-9'' = 1.75'$

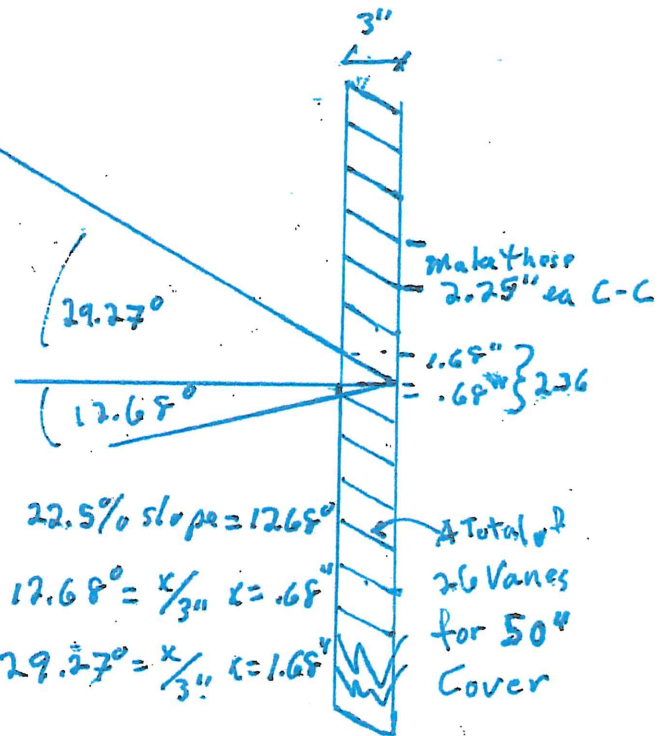
$y = \tan 13.73^\circ \times x$

$z = .2443 \cdot y \text{ or } y = 8.18'$

I will use  $8'-0''$

Total height  $10.33'$

$10.33' - 1.75' - 8' = .58' \text{ or } 7''$



$22.5\% \text{ slope} = 12.68^\circ$

$\tan 12.68^\circ = \frac{x}{3''} \quad x = .68''$

$\tan 29.27^\circ = \frac{x}{3''} \quad x = 1.68''$