

MONTGOMERY COUNTY PLANNING COMMISSION
NOVEMBER 12, 2014
SITE VISIT AGENDA

3:00 PM **Depart Government Center**

3:15 PM **3431 Radford Road**

A request by **NRVP&P LLC Properties** for a Rezoning and Special Use Permit (SUP) on approximately 5,917 acres in a General Business (GB) zoning district to allow a recycling facility. The property is located at **3431 Radford Road** and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

3:45 PM **3591 Peppers Ferry Road**

A request by **James & Sherry Carter** for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision. The property is located at **3591 Peppers Ferry Road** and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan.

4:15 PM **McCoy Road (Intersection of Keisters Branch Road)**

A request by **DCI/Shires, Inc.** for a Special Use Permit of approximately 9.6 acres in a Agriculture (A1) zoning district to allow a contractors storage yard. The property is located on **McCoy Road**, identified as Tax Parcel No. 051-5 4,5,6,7, (Acct No. 014147, 014146 and 016146), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

4:45 PM **490 Craig Creek Road**

A request by **John A. Barr Jr. and Kelly Burdette** for an amendment to a Special Use Permit (SUP) on approximately 57.139 acres in an Agriculture (A1) zoning district approved May 10, 2010 by revising condition 3(b) to allow an accessory structure greater than 1680 square feet. The property is located at **490 Craig Creek Road** and is identified as Tax Parcel No. 015- A 1 (Account No. 002518) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

5:30 PM **Dinner at El Gran Rodeo, 200 Laurel St., Christiansburg, VA**

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

**MONTGOMERY COUNTY PLANNING COMMISSION
NOVEMBER 12, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA**

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. A request by **James & Sherry Carter** for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale as permitted under Section 10-21 (4) (b) of the Montgomery County Zoning Ordinance. The property is located at **3591 Peppers Ferry Road** and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan.
 - a) Staff Presentation (Brea Hopkins)
 - b) Applicant Presentation
 - c) Public Comment
 - d) Discussion/Action

OLD BUSINESS:

NEW BUSINESS

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Bob Miller
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Scott Kroll
- Public Service Authority – Steve Howard
- Parks & Recreation – Trey Wolz
- Radford Planning Commission – Bob Miller
- School Board – Bryan Katz

- Tourism Council – Bryan Katz
- Planning Director’s Report – Vacant

MEETING ADJOURNED:

UPCOMING MEETINGS:

- | | | |
|------|----------|---|
| Dec. | 10, 2014 | Planning Commission Site Visit (To be determined)
Planning Commission Public Hearing (7:00 PM) |
| Dec. | 17, 2014 | Planning Commission Regular meeting (To be determined) |

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
November 12, 2014**

A. APPROVAL OF MINUTES

- September 17, 2014

ISSUE/PURPOSE:

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

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON DECEMBER 10, 2014 AND BOARD OF SUPERVISORS ON DECEMBER 15, 2014:

1. A request by **NRVP&P LLC Properties** for a Rezoning and Special Use Permit (SUP) on approximately 5,917 acres in an General Business (GB) zoning district to allow a recycling facility. The property is located at **3431 Radford Road** and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.
2. A request by **DCI/Shires, Inc.** for a Special Use Permit of approximately 9.6 acres in a Agriculture (A1) zoning district to allow a contractors storage yard. The property is located on **McCoy Road**, identified as Tax Parcel No. 051-5 4,5,6,7, (Acct No. 014147, 014146 and 016146), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.
3. A request by **John A. Barr Jr. and Kelly Burdette** for an amendment to a Special Use Permit (SUP) approved May 10, 2010 on approximately 57.139 acres in an Agriculture (A1) zoning district by revising condition 3 (b) to allow an accessory structure greater than 1680 square feet. The property is located at **490 Craig Creek Road** and is identified as Tax Parcel No. 015- A 1 (Account No. 002518) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON SEPTEMBER 17, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

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

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Frank Lau, Chair
Scott Kroll, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Sonia Hirt, Member
Steve Howard, Member
Bryan Katz, Member
Bob Miller, Member
Trey Wolz, Member
Brea Hopkins, Development Planner
Dari Jenkins, Planning & Zoning Administrator
Candace Ross, Sr. Program Assistant

Absent: Chris Tuck, Board of Supervisors Liaison

APPROVAL OF AGENDA:

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

APPROVAL OF CONSENT AGENDA:

On a motion Mr. Wolz, and seconded by Mr. Miller, and unanimously carried the consent agenda was approved as amended with the following changes to the August 20, 2014 minutes:

Mr. Lau asked Mr. Kroll to serve as Vice-Chair until the end of the year when the new Planning Commission officers will be elected. Mr. Kroll agreed to accept the interim position.

During the discussion regarding Contractor Services Establishments, etc., the Planning Commission requested staff to update the Contractor Services Establishments and Contractor Storage Yards chart to be sure that all districts where there uses are permitted are included. The minutes indicate Mr. Miller's request to add A-1, but the Commission wanted to be sure that staff included all districts that were applicable.

A typo on the end time. Meeting adjourned closer to 9:00 than 10:00.

PUBLIC ADDRESS:

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

PUBLIC HEARING:

A renewal of Agricultural and Forestal district #14 (Fishers View) is generally located in the south eastern portion of Montgomery County and is in the vicinity of Alleghany Spring Rd. (Rt. 637) and Fisher's View Rd. (Rt. 609). This district is currently under review for another eight year term. Currently, AFD 14 consists of 2 property owners and approximately 481.925 acres. The proposed new district would consist of 2 property owners and approximately 531.85 acres.

Mr. Lau introduced the request.

Mrs. Hopkins stated there is one (1) district scheduled for renewal. She presented the map and reviewed the location of AFD 14. The existing district is 481.925 acres and consists of two (2) property owners. One addition has been proposed. With the addition a total of 531.85 acres consisting of thirteen (13) parcels, and two (2) property owners. The AFD Committee conducted their site visit on August 28, 2014 and recommended renewal of the district with the proposed addition.

Mr. Lau opened the public hearing for District #14; however, there being no speakers, the public hearing was closed.

A motion was made by Mr.Kroll, seconded by Mr.Wolz to recommend approval of an ordinance to renew Agricultural and Forestal District #14 for another eight (8) year term.The proposed new district would consist of two (2) property owners and approximately 531.85 acres. Agricultural and Forestal district #14 (Fishers View) is generally located in the south eastern portion of Montgomery County and is in the vicinity of Alleghany Spring Rd. (Rt. 637) and Fisher's View Rd. (Rt. 609). This district is currently under review for another eight year term. Currently, AFD 14 consists of 2 property owners and approximately 481.925 acres.

Ayes: Allen, Disney, Hirt, Howard, Katz, Kroll, Miller, Wolz, Lau
Nays: None
Abstain: None

NEW BUSINESS:

Planning Department Staffing- Craig Meadows

Mr. Meadows gave a brief update on the open position for the Planning Director; Mr. Meadows stated there have been thirteen (13) applications submitted for the position. He said the job announcement listing is still open. He also mentioned they plan to begin phone interviews with possible face interviews.

Liaison Appointments

Mr. Lau made the following appointments:

Economic Development Committee- Scott Kroll

Parks & Recreation- Trey Wolz

Public Service Authority- Steve Howard

Agriculture & Forestal District- Bob Miller

Radford Planning Commission-Bob Miller is willing to attend, if needed.

Tourism Council-Bryan Katz

LIAISON REPORTS:

Board of Supervisors: no report

Agriculture & Forestal District: Mr. Miller stated he had no additional information beyond the previous report given during public hearing.

Blacksburg Planning Commission: No report

Christiansburg Planning Commission: Ms. Disney reported one potential bed and breakfast in Christiansburg on the same street as existing bed and breakfast. There was also a discussion on about a study done on parking; she presented a copy to remain on file.

Economic Development Committee: No Report.

Public Service Authority: No Report.

Parks & Recreation: No Report

Radford Planning Commission: No Report.

School Board: Mr. Katz stated a meeting was held on September 2nd, 2014. They elected a temporary chair and went through honor awards.

Planning Director's Report: Mrs. Hopkins reminded the Commission of the Commonwealth Planning & Zoning Conference being held October 12-14 in Richmond. Mr. Katz & Mrs. Disney requested to be registered for the conference.

There being no further business the meeting was adjourned at 7:25 pm.

Chairman

Secretary



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Planning Commission

FROM: Brea Hopkins, Development Planner *BH*

DATE: November 3, 2014

RE: Staff Analysis – Special Use Permit Request (SU-2014-12335)

A request by **James & Sherry Carter** for a Special Use Permit (SUP) on approximately 2.253 acres in an Agricultural (A-1) zoning district to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale as permitted under Section 10-21 (4) (b) of the Montgomery County Zoning Ordinance. The property is located at **3591 Peppers Ferry Road** and is identified as Tax Parcel No. 064- A 86A (Account No. 030005) in the Riner Magisterial District (District B). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further designated as medium density residential in the Belview Village Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 2.253 acres zoned Agricultural (A-1) to allow a family subdivision of property with one (1) additional lot assignment over the amount allowed under sliding scale.

II. Location

The property addressed as 3591 Peppers Ferry Road and is identified as Tax Parcel No. 64-A-86A (Parcel ID 030005) in the Riner Magisterial District (District B). It is located to the south of Peppers Ferry Road and accessed by a private road known as Bradford Lane. Surrounding parcels are zoned Agricultural (A-1) and are currently being used for residential purposes.

III. Impacts

There are no major impacts expected from the approval of one additional division of this property. Below are responses from other agencies regarding their review of the application.

1. Transportation/traffic

The proposed use will utilize the existing road access with a proposed extension of the twenty (20) foot private access easement off of Bradford Lane.

VDOT has submitted a letter to this department requesting "Bradford Lane" be labeled as a private road on the final plat and otherwise had not comments (see attached).

2. Infrastructure

The property is served by a private well and by the Public Service Authority (PSA) for sewer. Mr. Fronk, PSA Director, has issued an availability letter dated September 16, 2014 confirming the availability and connection fees (see attached).

3. Other

Michael Sutherland, 911 Address Coordinator has indicated the addresses for the property will need to be updated since it is accessed directly from Bradford Lane. He will coordinate the revisions with the property owner(s).

IV. Comprehensive Plan

The site is located in an area designated as village expansion in the Comprehensive Plan and further defined as medium density residential in the Belview Village Plan. Approval of the proposed SUP is in conformance with the Comprehensive Plan, as this land use designation encourages residential development. The Belview Village Plan states "*Density in Medium Density Residential Neighborhoods should not exceed four (4) dwelling units per gross acre.*" (BVV 1.7.1). If approved, this request would allow the addition of one additional dwelling thus creating a density of 1 dwelling per acre.

V. Analysis

In 2004, the Carters acquired 0.807 acres from a family member. Mr. & Mrs. Carter were under the impression the lot was still a separate lot of record since they had a separate deed; however, the survey plat indicated the lot line was to be vacated and incorporated into their existing parcel (see attached). Since the parcel was less than one (1) acre there were no lot assignments to be transferred, resulting in a 2.253 acre parcel with one (1) lot assignment. Their desire is to give the lot to their daughter and allow her to place a dwelling on the property (see attached affidavits). Section 10-21(5)(b) of the Montgomery County Zoning Ordinance allows for review of a special use permit request for more lots than the total permitted by the sliding scale for family subdivisions.

It does not appear approval of the request would present significant negative impacts. Furthermore, the Belview Village Plan supports residential development in a density exceeding what is currently permitted in the Agricultural (A-1) zoning district. The applicant could not apply for a residential zoning due to the minimum district requirements to rezone and lack of state maintained road frontage.

VI. Staff Recommendations

Staff recommends approval of the Special Use Permit (SUP) to allow one (1) family subdivision of property, contingent upon the following conditions:

1. The proposed lot shall be transferred to a qualifying family member of Mr. & Mrs. Carter.
2. A note regarding the private access easement and identification of Bradford Lane as a private road shall be included on the final plat.

As of November 3, 2014, one citizen has contacted the Planning and GIS Services Department to inquire further about this request. Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Application materials
 Email from VDOT dated October 24, 2014
 Availability letter from PSA dated September 16, 2014
 Existing survey plat recorded January 8, 2004
 Family subdivision affidavits
 Aerial map
 Zoning map

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

Rezoning Rezoning & Special Use Permit Special Use Permit

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

Property Owner: James & Sherry Carter Agent: _____
Address: 3591 Peppers Ferry Rd. Address: _____
Radford, VA 24141
Phone 1: 540-357-1273 Phone 1: _____
Phone 2: _____ Phone 2: _____
Email: _____ Email: _____

Location of Property/ Site Address: 3591 Peppers Ferry Rd.

Legal Record of Property: Total Area: 2.2533 Acres Magisterial District Riner
Parcel ID: 030005 Tax Parcel Number(s): 64-A-86A

Rezoning Details: Current Zoning District: A-1 Requested Zoning District: NA
Desired Use(s): _____

Special Use Permit: Current Zoning District A-1 Total Area/Acres: 2.2533
Desired Use(s): Family Subdivision above lot assignments allowed per sliding scale

Comprehensive Plan Designation: _____

Traffic Impact Analysis Required: Yes (payment enclosed) No

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

James Carter _____
Sherry Carter _____
Property Owner(s) Signature Date Agent's Signature Date

Date Received: 9/30/2014 **FOR OFFICE USE ONLY** Application Number: _____

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

To: Montgomery County Planning Commission
Montgomery County Board of Supervisors

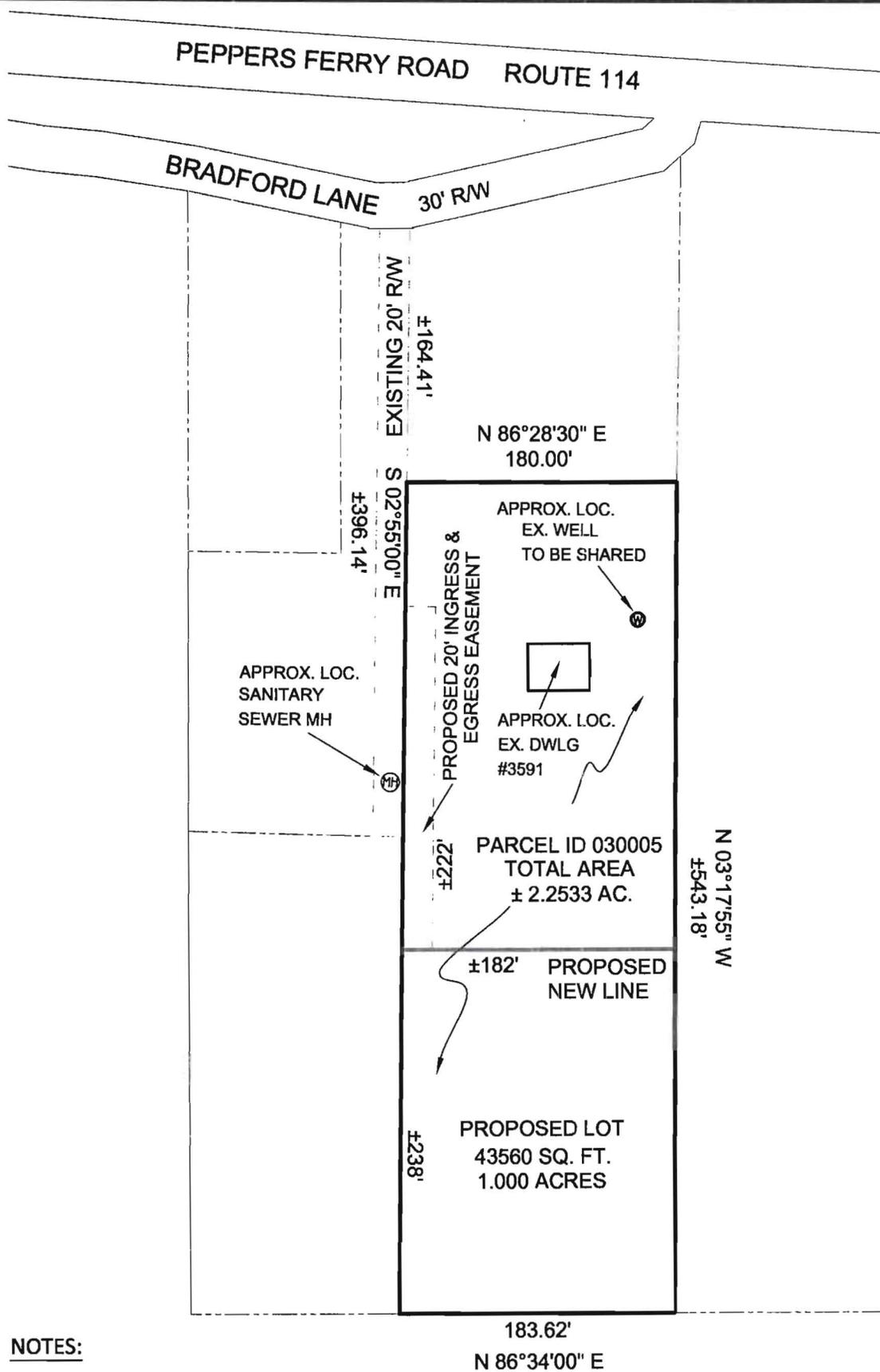
Date: September 30, 2014

We are requesting a special use permit to allow a family subdivision. In 2004, an additional parcel was purchased and is deeded separate from the original parcel. At that time, the surveyor vacated the property boundary without our knowledge. We desire to convey the parcel to our daughter so she can move to the property. The proposed dwelling will be connected to public sewer and the existing well. There is a 20 ft. existing easement to the property and upon approval it will be extended to the proposed parcel.

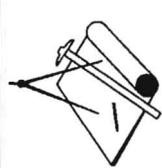
Thank you for consideration of this request.


James & Sherry Carter





NRV LAND SURVEYORS INC.
P.O. BOX 1038
DUBLIN, VIRGINIA 24084
PHONE: (540)674-4275 FAX: (540)674-2672



- NOTES:**
1. PARCEL ID 030005
TAX MAP ID 64- A-86A
JAMES H. CARTER & SHERRY R. CARTER
DEED BOOK 24, PAGE 157

2. THIS SKETCH DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY. BOUNDARY

JOB NO.:	30514
SCALE:	1" = 100'
DATE:	9/29/2014

SKETCH NRV 30514.DWG

Brea G Hopkins

From: Jones, JohnC (VDOT) <JohnC.Jones@VDOT.Virginia.gov>
Sent: Friday, October 24, 2014 10:16 AM
To: Brea G Hopkins
Subject: James and Sherry Carter Parcel I.D. 030005

Follow Up Flag: Follow up
Flag Status: Flagged

Brea,

We have reviewed the subject family subdivision and have the following comments. Please label Bradford Lane as a "Private Road" on the plat.

Thanks,

John C. Jones
Land Development Engineer
(540) 381-7198
(540) 381-7205 - fax



MONTGOMERY COUNTY
PUBLIC SERVICE AUTHORITY

Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185

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

Robert C. Fronk, PE
PSA Director

September 16, 2014

Mr. James Carter
3591 Peppers Ferry Road
Radford, VA 24141

FILE COPY

RE: Availability No. 14-39
Additional Residential Unit
3591 Peppers Ferry Road
Tax Map No. 064- A 86A
Parcel ID 030005
Water/Sewer

Dear Mr. Carter:

Public water is not available while sanitary sewer is available for an additional residential unit on this property at 3591 Peppers Ferry Road, Tax Map No. 064- A 86A.

Public water is not currently available to this property and this service would require an excessive extension of the public water system to serve this property that is not considered economically feasible for residential development. There are no immediate plans of record to provide public water to this area. It is suggested that you consider using on-lot well for new construction on this property.

Sanitary sewer can be provided by service connection to the sewer main located in a public easement along the western and southern property line of the subject property. You must verify that there is a minimum of two feet of fall from the building service elevation to the top of the sewer main. If adequate vertical separation does not exist, you will be required to install an individual sewer pump and force main with a connection to the sewer cleanout per PSA construction standards. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee. The sewer facility fee is \$3,000.00, Sewer Pump Station Facility fee is \$750.00 and the sewer connection fee is \$750.00 for a total cost of \$4,500.00 per residential unit. The fees include the connection to the sewer main and sewer cleanout at the public easement line. The owner would be responsible for the complete installation of the sewer lateral from the building to the sewer cleanout under the provisions of the plumbing code.

The sewer connection fee includes an inspection fee for the sewer service line between the sewer cleanout to the building. This inspection must be completed and approved prior to issuance of an occupancy permit. You should coordinate the inspections with the PSA prior to installation of the sewer service line.

TELEPHONE NO. (540) 381-1997

FAX NO. (540) 382-5703

Page Two
Mr. James Carter
September 16, 2014

Please be advised that the monthly sewer consumption billing for customers without a water meter is based upon a flat rate which is currently \$42.00 per month. A water meter could be installed on the well supply line and used for sewer billing provided it is compatible with and meets all PSA requirements. The cost of the water meter, other materials and installation is estimated at \$300.00 to \$500.00. The sewer consumption billing based upon metered water is currently \$7.46 per 1,000 gallons.

If the owner wants to proceed with this service, please make application and pay the appropriate fee at the Finance Office in the Montgomery County Government Center at 755 Roanoke Street. You should also install a stake labeled "sewer cleanout" at the desired location of the sewer cleanout. If the proposed cleanout location is not marked, the PSA will install the cleanout at their discretion. ***This letter and stated fees are only valid to October 1, 2015.***

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

You must submit another application for water and sewer service if you plan to subdivide this property. Please be advised that water and sewer fees would be charged for each residential unit such that a duplex would be considered as two residential units.

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

Sincerely,



Robert C. Fronk, PE
PSA Director

cc: Utility Billings

County of Montgomery
Grantor's Affidavit for Family Exempt Subdivisions

Grantor's Name: JAMES & SHERRY CARTER

Grantee's Name: SARAH THOMPSON

Tax Map Number: 64-A-86A Parcel ID Number(s): 030005

I, JAMES & SHERRY CARTER (Affiant), after being duly sworn, depose and said the following, hereby certify these items to be true:

1. That the Affiant is the true and rightful owner of that certain real estate situate in the County of Montgomery, Virginia as noted above; and
2. That a plat has been submitted by the Affiant for a proposed subdivision of said real estate and that the parcel(s) platted by the above referenced plat will only be transferred to an immediate family member as defined by section 8-111 of the Montgomery County Code. This subdivision is commonly known as "Family Exempt Subdivision"; and
3. That the proposed Grantee is a qualifying legal family member as stated above; and
4. That I have not previously given this family member another parcel within the County of Montgomery using the Family Exempt Subdivision provisions; and
5. That this transfer of property is for the purpose of keeping family estates within the immediate family, and passing real property from one generation to another, not for the purpose of circumventing the subdivision requirements for short term investment; and
6. That I am related to the grantee by the following relationship:

X Parent _____ Spouse
_____ Sibling _____ Grandparent
_____ Child _____ Grandchild
James Carter Grantor Sherry Carter Grantor

State of Virginia, County of Montgomery

To Wit:

I, Brea Hopkins, a Notary Public in the City and State aforesaid do hereby certify that the person(s) whose name(s) signed to the above writing bearing date on the 30th Sept. day of 2014 has acknowledged before me in my City and State Aforesaid.

Given under my hand this 30th day of Sept., 20 14

My commission expires: July 31, 2015

Brea Hopkins
Notary Public



County of Montgomery
Grantee's Affidavit for Family Exempt Subdivisions

Grantee's Name: SARAH THOMPSON

Grantor's Name: JAMES & SHERRY CARTER

Tax Map Number: 64-A-86A Parcel ID Number(s): 030005

I SARAH THOMPSON (Affiant), after being duly sworn, deposed and said the following, hereby certify these items to be true:

- 7. That the Affiant is the true and rightful owner of that certain real estate situate in the County of Montgomery, Virginia as noted above; and
- 8. That a plat has been submitted by the Affiant for a proposed subdivision of said real estate and that the parcel(s) platted by the above referenced plat will only be transferred to an immediate family member as defined by section 8-111 of the Montgomery County Code. This subdivision is commonly known as "Family Exempt Subdivision"; and
- 9. That the proposed Grantee is a qualifying legal family member as stated above; and
- 10. That I have not previously given this family member another parcel within the County of Montgomery using the Family Exempt Subdivision provisions; and
- 11. That this transfer of property is for the purpose of keeping family estates within the immediate family, and passing real property from one generation to another, not for the purpose of circumventing the subdivision requirements for short term investment; and
- 12. That I am related to the grantor by the following relationship:

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Parent | <input type="checkbox"/> Spouse |
| <input type="checkbox"/> Sibling | <input type="checkbox"/> Grandparent |
| <input checked="" type="checkbox"/> Child | <input type="checkbox"/> Grandchild |

X Sarah Thompson Grantee

State of Virginia
County of Montgomery

To Wit:

I, Brea Hopkins, a Notary Public in the City and State aforesaid do hereby certify that the person(s) whose name(s) signed to the above writing bearing date on the 30th Sept day of 2014, has acknowledged before me in my City and State Aforesaid.

Given under my hand this 30th day of September, 2014

My commission expires: July 31, 2015

Brea Hopkins
Notary Public



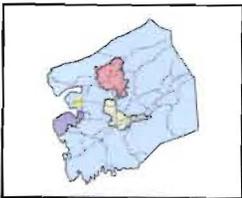


James & Sherry Carter
Request
For
Special Use Permit
Parcel ID(s): 030005

Legend

- Tax Parcels
- Subject Parcel (Carter)
- Zoning Class**
- A1 - Agriculture
- CB - Community Business
- Special Use Permits
- Variances

Parcel Date: September 14, 2014
Source: Montgomery County Commissioner of Revenue



Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS AND PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

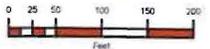
THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE AND FEDERAL RECORDS. DATA IS LISTED TO BE ACCURATE, BUT IS NOT GUARANTEED.

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

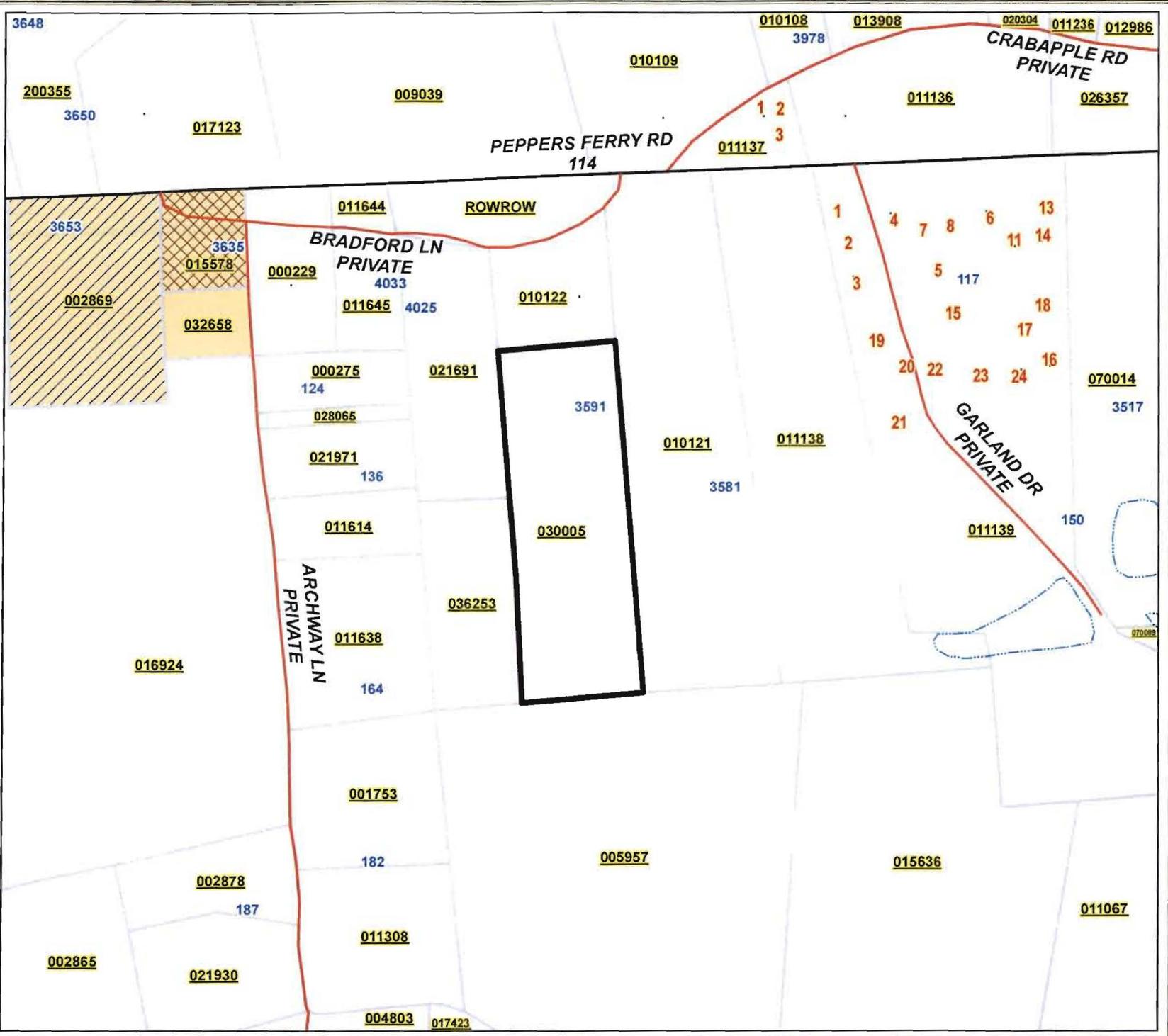
EXACT LOCATION OF ANY ADJUDICATED ZONE TO BE CERTIFIED BY LICENSED LAND SURVEYOR, ENGINEER OR ARCHITECT.

BOUNDARIES SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, PRINTED RESULTS AND SPATIAL DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

*Any determination of topography or contours, or any depiction of physical improvements, property lines, or boundaries for general information only and shall not be used for the design, modification or construction of improvements to real property or for "as-built" determinations." C of § 14.1-402



Prepared by Montgomery County, Va
Planning & GIS Services, 09/30/2014



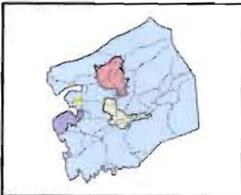


James & Sherry Carter
Request
For
Special Use Permit
Parcel ID(s): 030005

Legend

-  Tax Parcels
-  Subject Parcel (Carter)

Parcel Date: September 2014
 Source: Montgomery County Commissioner of Revenue



Montgomery County, Virginia

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

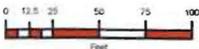
THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSIDERED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORD. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

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

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

BOUNDARIES SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVOLVED RESULTS, AND SPORADIC CONCLUSIONS, ORIGINAL LOCAL GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

"Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for final plan submissions."
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Prepared by Montgomery County, Va
 Planning & GIS Services, 09/30/2014



BK 24 Pg 157

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAND EMBRACED WITHIN THE LIMITS OF THE HEREON SHOWN PLAT IS A PORTION OF THE SAME PROPERTY AS ACQUIRED BY OWEN W. KEISTER RECORDED IN DEED BOOK 185, PAGE 105 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE APPEARED TO DEED IS THE LAST INSTRUMENT OF THE CHAIN OF TITLES TO SAID LAND.

W.A. DAVIS
W.A. DAVIS CLS # 127B

CONFORMING STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA AS AMENDED TO DATE.

W.A. DAVIS
W.A. DAVIS CLS # 127B

OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDESIGNED OWNERS THEREOF.

OWNER: Linda K. Young 12-18-03
OWNER: Samuel L. Young 12-18-03
OWNER: Sherry K. Carter 12-18-03
OWNER: James E. Lyttow 12-18-03

NOTARY STATEMENT

STATE OF VIRGINIA, COUNTY OF MONTGOMERY TO WIT:
I, Diane L. Bibb A NOTARY FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT Linda K. Young Samuel L. Young Sherry Carter James Carter WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME. MY COMMISSION EXPIRES 11-30-06 GIVEN UNDER MY HAND THIS 18th DAY OF December 2003

Diane L. Bibb
NOTARY

APPROVING AGENCY

UNDER THE AUTHORITY OF MONTGOMERY SUBDIVISION AND ZONING ORDINANCES, THIS PLAT OF A SUBDIVISION IS HEREBY APPROVED FOR RECORDATION.
By T. J. Young DEC 22, 2003
A Subdivision Agency

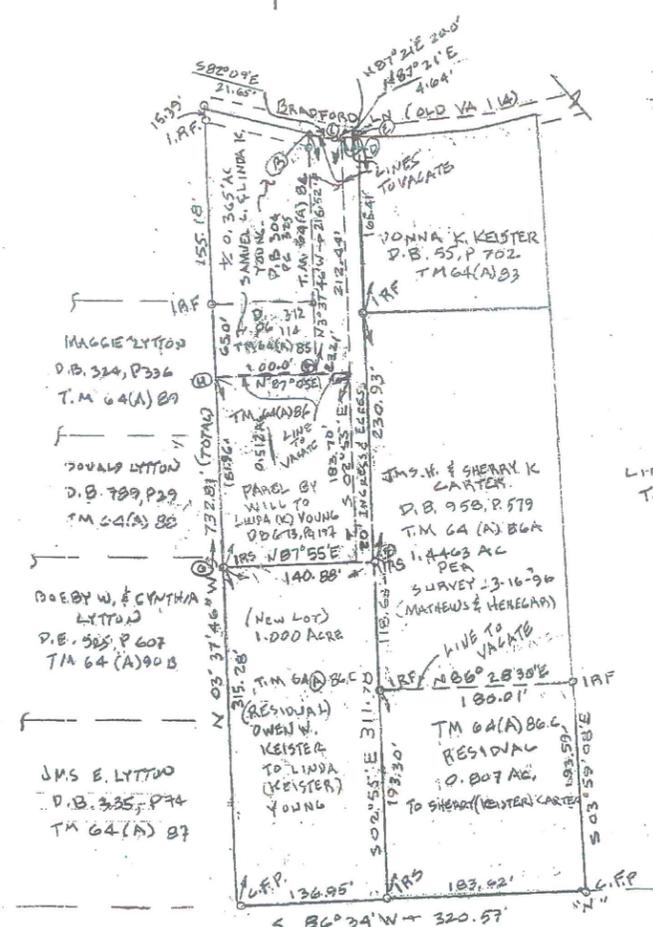
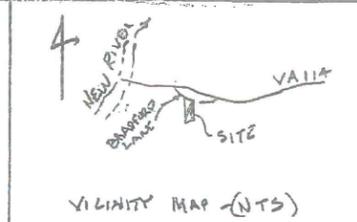
VIRGINIA, IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, THIS 20th DAY OF 2003 THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED TO RECORD AT 10 O'CLOCK AM

TESTES:
BY ALLAN C. BURKE, CLERK
BY P. C.

RECORD NORTH

INSTRUMENT #04000173
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
JANUARY 8, 2004 AT 01:23PM
ALLAN C. BURKE, CLERK

BY: Sherry K. Carter



OWNER'S STATEMENT

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER THEREOF.

Zola Rogers 11-26-03
OWNER - ZOLA ROGERS DATE

State of Indiana, County of Allen to wit: I, Lisa M. Brinkman, a Notary for the State and County aforesaid do hereby certify that Zola Rogers personally appeared before me and acknowledged the same. My commission expires 2-25-2011. Given under my hand this 26th day of November, 2003.

Lisa M. Brinkman
NOTARY
LINDA'S TRAILER PARK
T.M. 64(A) B2



NOTES

- 1) TITLE REFERENCE: D.B. 185, PG 105 - TAX PARCELS 64(A) B4, B5
- 2) NO TITLE REPT FURNISHED
- 3) PROPERTY LIES IN H.U.D. FLOOD HAZARD "C" COMMUNITY PANEL No 510099 0075A.
- 4) I.A.F. & I.R. 5 - DENOTE IRONS (FOUND) & (SET)
- 5) SURVEY DONE FROM FIELD SURVEY WITH CORNERS FOUND AS NOTED & SET - REMAINING LAND PLOTTED FROM MAPS OF RECORD

NOTA BENE

- 1) LOT OF 0.807 ACRES TO BE ADDED TO PARCEL 64(A) B6 A OF JAMES H. & SHERRY K. CARTER OF 1.4403 ACRES FOR A TOTAL OF 1.2473 ACRES.
- 2) LINDA (KEISTER) YOUNG & SAMUEL L. YOUNG TO ACQUIRE BY LOT LINE REVISION PARCEL A-B-C-D-E-F-G-H-A (0.815 ACRES) TO ADD-ON TM PARCELS 64(A) B4 & B5 OF 1/2 D. 422 AC FOR A TOTAL OF 1.277 ACRES, ONE ACRE LOT-RESIDUAL TO LINDA (KEISTER) YOUNG TO BE SOLD.

LOT ASSIGNMENT, A-1 ZONING DISTRICT

BEFORE SUBDIVISION	ACREAGE	LOT ASSIGNMENT	SOURCE	PLAT SHOWING SUBDIVISION T.M. 64(A) B6C - 2 LOTS & LOT LINE REVISION - PARCEL TO TM 64(A) B4 & B5
LOT / PARCEL 64-A-84 64-A-85 64-A-86C	2.177 1.177 1.177	1 1 1	PARENT PARCEL	SCALE: 1"=100' DATE: 5 SEPT, 2003 MONTGOMERY COUNTY, VIRGINIA
AFTER SUBDIVISION	ACREAGE	LOT ASSIGNMENT		REVISION: 11/24/03 JOB NO 2003-H103 SURVEYED & DRAWN BY: W.A. DAVIS CE/LS DUBLIN, VA
LOT / PARCEL House Lot New Lot Revised 64-A REMAINDER	1.277 1.0 2.2	1 1 1		

