

MEMORANDUM

TO: Planning Commission Members

FROM: Emily Gibson, Director

DATE: July 13, 2021 for July 21, 2021 Meeting

RE: Additional Information on SUP- 2021-00344

The applicant provided the attached information following the feedback from the Planning Commission and public during the public hearing on June 16th. At your meeting on July 21, 2021 staff will review these with you and discuss the options for you to consider as you determine your recommendation to the Board of Supervisors on this request.

Additional information to address concerns raised by the public, planning commission, and planning department:

Soil Feasibility Study for Septic on the Property:

Included with this addendum is the soil feasibility study on the property for onsite sewage disposal systems.

Gravel road and railroad crossing on lower Norris Run at intersection of Big Falls Road:

Concerns have been raised about the lower gravel section of Norris Run and its intersection with Big Falls Road, especially the railroad crossing. We share many of these concerns. We plan to address these concerns by directing traffic to take Mt. Zion and Lick Run to Norris Run. These roads are all paved. Norris Run to Lick Run is at least 18 feet wide. This is plenty wide to allow two maximum width vehicles (102 inches) to pass each other. Lick Run is also at least 18 feet wide. Mt. Zion is 20 feet wide. Included with this addendum is a photo album of Big Falls Road, Norris Run Road, Lick Run Road, and Mt Zion.

When using a mapping service like google maps, most of our target market will be directed to take the Mt. Zion, Lick Run. However, those coming from Pulaski, Pembroke, Wytheville may be directed by mapping services to take Big Falls Road. We will make every effort to direct traffic to come down Norris Run from Lick Run. It will be clearly stated on our website and in the booking process confirmation that all campers should drive to the campground via Mt. Zion and Lick Run.

Size Limits on RVs and Trailers:

The campground target market will be tent campers, cabin renters, and campers with campervans, small RVs and small trailers. The campground will not allow the large Class A RVs nor 5th Wheel Trailers. Class C RVs will be restricted to those 30 feet and under. Travel Trailers will be restricted to 25 feet and under. A list of RV and trailer type is included with this addendum.

Fire Safety

Fire safety is extremely important to us. Protecting the environment is essential to our core values. But beyond the property itself, we would never want to put the community in danger or at risk of losing property to fire. We intend to install high quality campfire rings in central gravel areas in the campsites that are raked clear of leaves and debris. The rings will be cleaned out between users to ensure the rings have maximum height protection. No fires will be allowed outside of fire rings or fireplaces/wood burning stoves. Water will be available in the campsite for many sites. For those without water directly in the site, a central spigot will be close by. A large pail will be available with instructions on how to properly douse the fire.

We also intend to work closely with both the Longshop-McCoy Fire Department (4.5 miles away) and the Blacksburg Prices Fork Fire Department (10 miles away) to develop a safety and fire mitigation/response plan. We plan to take steps in design and policies to reduce the chance of a forest fire ever happening.

Cell Coverage

Cell coverage on Norris Run becomes very limited about 1.5 miles down Norris Run from Lick Run. This means campground visitors could have limited-to-no service the last .8 miles on Norris Run. We plan to install cell boosters on the campground property so that even the lower portion of the property would have cell coverage. With cell reception available to the lower portion of the campground, this would

mean that if there were car issues on Norris Run, the longest someone would have to walk to get service would be .4 miles.

Keeping Guests off Adjacent Properties

We will mark the border of the property with signage, and we will close all existing trails to adjacent properties by felling trees and covering existing trails. Letting guests know where the property boundary ends is important for the safety of our guests and in our role in being a good neighbor.

Motorsports

Motorsports will not be allowed. Only owners and staff will have permission to use ATVs to do work on the property.

Camp hosts on-site

During the camping season, when campsites are in-use, at least one camp host will be on-site overnight and at a minimum during set hours during the day. These hosts will be available for emergencies and to enforce campground rules.

Quiet Hours

Quiet hours will be strictly enforced. The policies will clearly state the quiet hours and that those not following the policy will be asked to leave. This will be posted in the campground and included in booking details.

Increased Traffic

The campground will increase traffic on Norris Run, but the max anticipated increase of 200 cars per day during camping season keeps the road in VDOT's low volume construction guidelines for roads less than 400 Average Daily Traffic. This level of increase would only happen if/when we reach full development of the concept plan.

Wells, septic and water usage

Engineering plans have not been finalized for locations and number of wells and septic. Engineering plans will be developed after the purchase of the land if the special use permit is approved. Well and septic placement and capacity will meet all regulations. Approval, as part of the review by the New River Health District, is required prior to operations. The campground will be designed to minimize water usage. Low flow toilets, shower heads, and faucets will be used. The campground will have very little paved areas in order to reduce water runoff.

The concept plan shows our campsite locations are planned in areas that are away from natural drains to minimize impact to the environment and downhill/downstream properties.

Invasive Species on foreign campfire wood

We intend to sell wood from the site for firewood and will post signs indicating wood from outside the area is not allowed in the campground to help reduce the likelihood of invasive species spreading on the property and area.

Impact to Wildlife

Some concerns were expressed about impact to wildlife. Our intention with the property is to increase the wildlife habitat on the property. A timber harvest on the property will be done with the intent to create habitat for the near-threatened golden winged warbler. The exact harvest area will be determined by a professional forester through the USDA Natural Resource Conservation Service golden-winged warbler habitat program. This harvest will also provide habitat for many other birds and animals. With development on so little of the property, wildlife should thrive in the other 188.65 acres of undeveloped woods.

June 28, 2021

RE: Tax Map #036-A-3, Montgomery County, VA, 225.25 acres, TBD Norris Run Rd.

Gap Mountian Brushdown LLC,

A site visit was made on 5/2/21 to the above referenced property to determine the feasibility of locating areas suitable for onsite sewage disposal systems. The soils were evaluated by hand auger in the proposed areas to determine if the soils were acceptable under the Virginia Sewage Handling and Disposal Regulations. Below is a brief description of the 5 different sites that were visited and a design scenario based on 1,000 Gallons Per Day.

Site 1

Shallow soils that would require TL-3 Treatment to shallow trenches. This system would include septic tanks to an Aqua Safe Treatment Unit dispersing the effluent to conventional shallow trenches. Approximate area required for primary and reserve areas would be 100' on contour by 85'.

Site 2

Shallow soils that would require TL-3 Treatment to shallow trenches. This system would include septic tanks to an Aqua Safe Treatment Unit dispersing the effluent to conventional shallow trenches. Approximate area required for primary and reserve areas would be 100' on contour by 85'.

Site 3

The soils at this site meet the parameters for a conventional onsite sewage system. The system would include (2)- 1,000 septic tanks with a pump dispersing effluent to conventional trenches. The approximate area required for primary and reserve areas would be 100' on contour by 182'.

Site 4

The soils at this site meet the parameters for a conventional onsite sewage system. The system would include (2)- 1,000 septic tanks with a pump dispersing effluent to conventional trenches. The approximate area required for primary and reserve areas would be 100' on contour by 182'.

Site 5

The soils at this site meet the parameters for a conventional onsite sewage system. The system would include (2)- 1,000 septic tanks dispersing effluent to conventional trenches. The approximate area required for primary and reserve areas would be 100' on contour by 85'.

These findings are based solely on the holes evaluated and in no way permits construction or guarantees obtaining a permit for construction. Further evaluation will have to be performed to apply for a construction permit.

If you have any questions please feel free to contact Stephen Dalton at (276) 728-3222.

Thank You,

A handwritten signature in black ink, appearing to read 'S. Dalton', with a long horizontal line extending to the right.

Stephen Dalton, AOSE

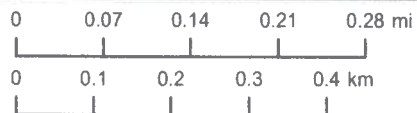
Parcel and Land Viewer



- 10 foot contours (Town)
- 10 foot contours (County)
- ▭ Corporate Line
- ▭ Tax Parcels
- ▭ All Other Roads

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

Scale: 1:9,028



Map by Montgomery County VA web
map viewer 6/28/2021



RV Types with specs

Class A RV



Length: 26 to 45 feet

Length: 36 – wheelbase – 205”

Length: 38 – wheelbase – 232”

Length: 42 – wheelbase – 275”

Class C RV

Length: 20 to 35 feet

Length 26 – Wheelbase – 170



Length 28.5 – wheelbase – 190



Length 32'9" – wheelbase – 220



Class B:

Size 17 to 24 feet

Length 24' – wheelbase 170"



Trailers:

Fifth Wheel

42'3"



Travel Trailer

36.6 feet



22 feet



20 feet



Pop up Trailers



Tear drop trailers



Truck Campers





Norris Run (18' width) RR crossing near Big Falls (20' at intersection)



Big Falls Road 18' wide (facing north)



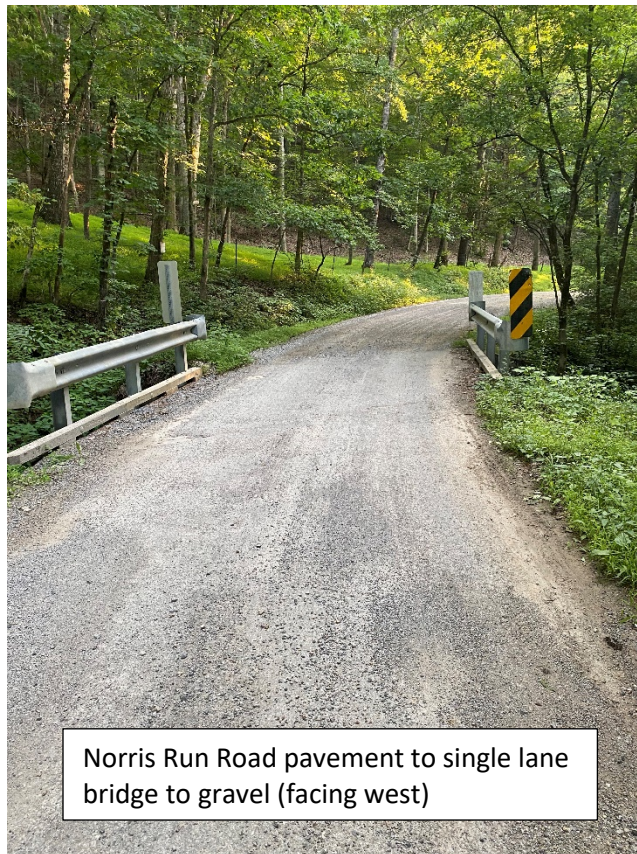
Big Falls Road 18' wide (facing southwest)



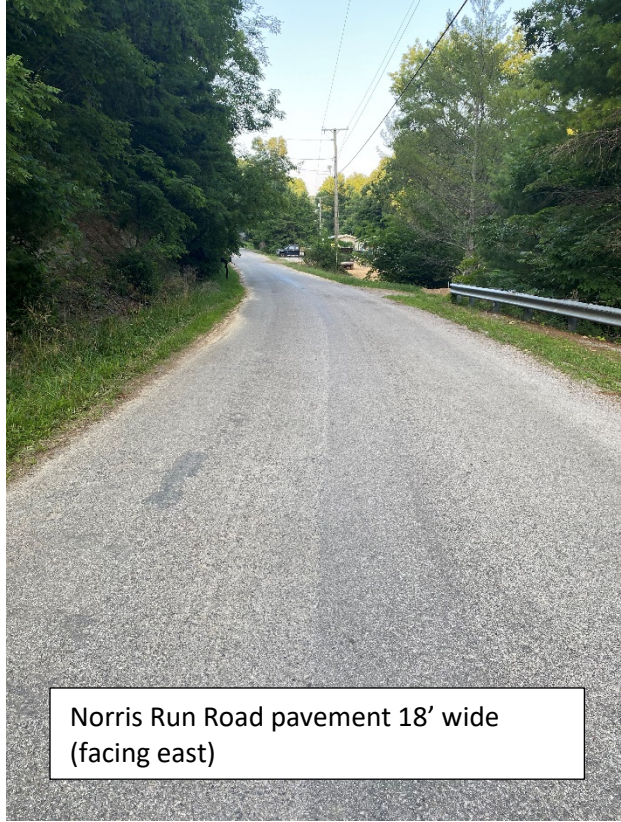
Norris Run Road gravel section before RR crossing 18' wide (facing west)



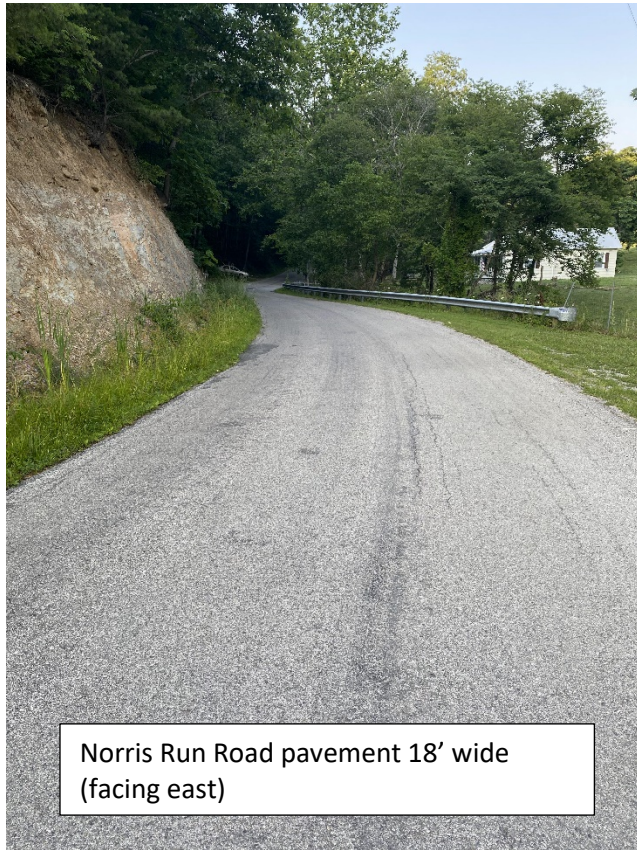
Norris Run Road gravel section 18' wide
(facing east)



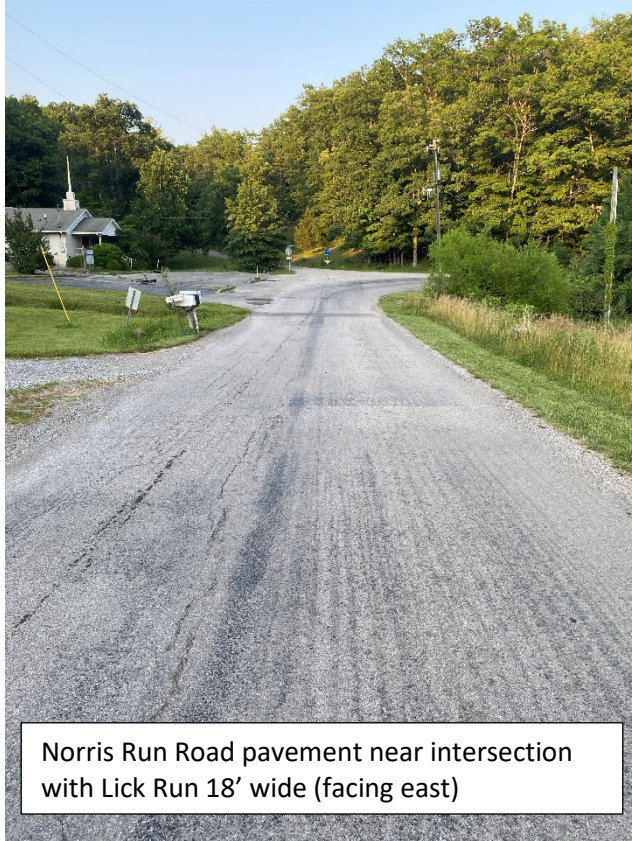
Norris Run Road pavement to single lane
bridge to gravel (facing west)



Norris Run Road pavement 18' wide
(facing east)



Norris Run Road pavement 18' wide
(facing east)



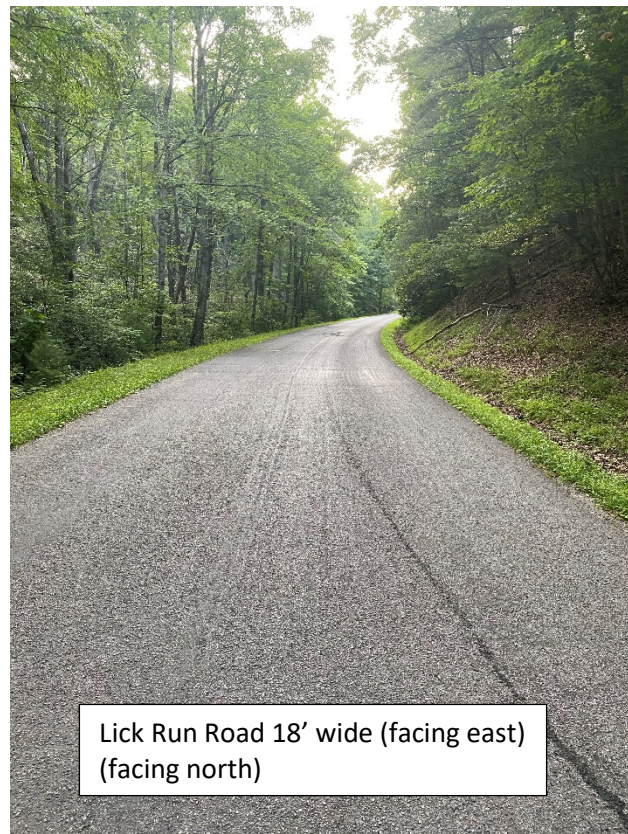
Norris Run Road pavement near intersection with Lick Run 18' wide (facing east)



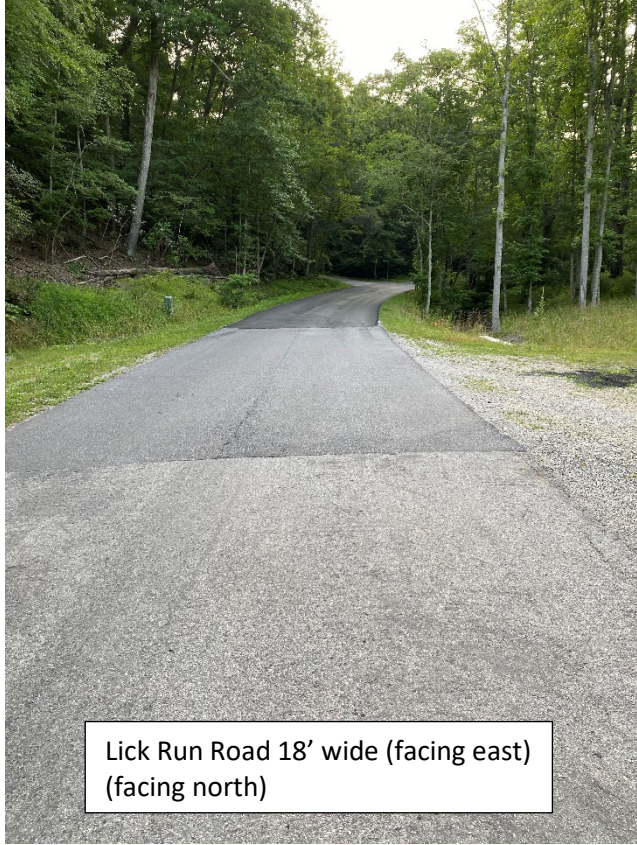
Lick Run Road intersection with Norris Run 18' wide (facing north)



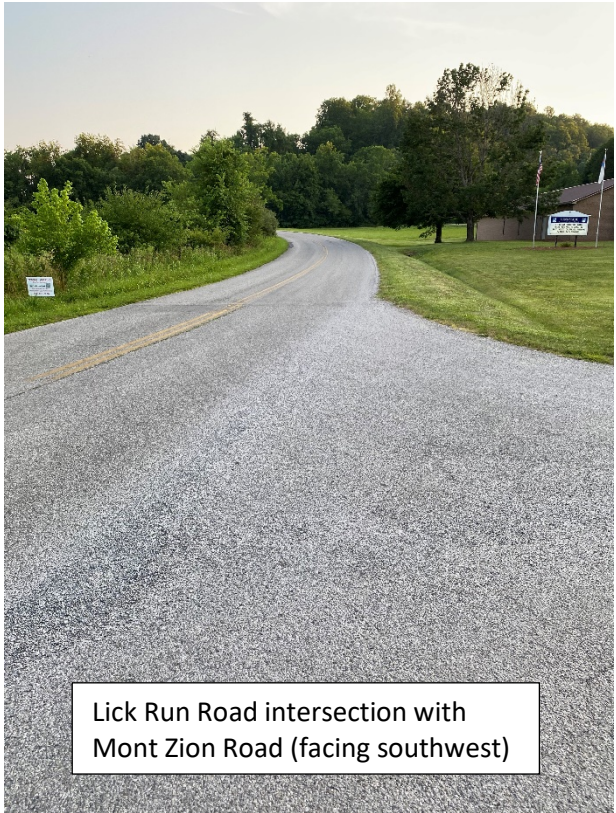
Lick Run Road 18' wide (facing north)



Lick Run Road 18' wide (facing east)
(facing north)



Lick Run Road 18' wide (facing east)
(facing north)



Lick Run Road intersection with
Mont Zion Road (facing southwest)



Lick Run Road after intersection with Mont Zion Road (facing north)