

# Preliminary Review Meeting Request Special Use Permit Montgomery County, Virginia 755 Roanoke St. Suite 2A, Christiansburg, VA 24073 540-394-2148 | mcplan@montgomerycountyva.gov

Name:	Address:	
Telephone:	Email:	
	I	
Subject Property Description:		
Location: (Describe in relation t	to nearest intersection)	
Address: (if applicable)	Existing Zoning:	Acreage:
Parcel ID Number(s):		Property Owner(s):
Existing Use:		
Description of Proposed Deve	lopment and Uses:	
The requested information bel	low MUST be submitte	d
		-
A. Proposed Use(s):		-
A. Proposed Use(s):		
A. Proposed Use(s):  B. Proposed Use Details (check		
. ,		
B. Proposed Use Details (check	k all that applies):	al Multi-Family # of Units:
B. Proposed Use Details (check	k all that applies):	
B. Proposed Use Details (check  ☐ Residential  Total Single Family # of Unit	k all that applies): its:To	
B. Proposed Use Details (check  ☐ Residential  Total Single Family # of Uni  ☐ Commercial	k all that applies): its:Tot	
B. Proposed Use Details (check  ☐ Residential  Total Single Family # of Uni  ☐ Commercial  Use	k all that applies): its:TotS.F	
B. Proposed Use Details (check  Residential  Total Single Family # of Uni  Commercial  Use  Use	k all that applies): its:TotS.F	
B. Proposed Use Details (check  Residential  Total Single Family # of Uni  Commercial  Use  Use	k all that applies): its:TotS.F	

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### FOR INTERNAL STAFF USE ONLY **VDOT Requirements** In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project: ☐ Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application. ☐ Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.) This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request. Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527. □ **Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meetingdate. ☐ **Survey Plat.** Copies no larger than 11"x17" ☐ **Traffic Impact Analysis (TIA) - County**: Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis. □ **Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format. ☐ Other: Ryan Hall Ryan Hall 7/25/23 Applicant's Signature **Printed Name** Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application

**Date** 

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Staff Signature (Planning)



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

Applicant Information: (PLEASE PRINT – if addition	al owners, please	attach additional sheets)
Owner of Record (attach separate page for add'l owners):	Address:	,
Telephone:	Email:	
Applicant Name: Owner Contract Purchaser/Lessee	Address:	
Telephone:	Email:	
Representative Name and Company:	Address:	
Telephone:	Email:	
Property Description:		
Location or Address: (Describe in relation to nearest interse	ection)	
Parcel ID Number(s):	Acreage:	Existing Zoning:
Comprehensive Plan Designation:	Existing Use:	
Description of Request: (Please provide additional informat	ion on attached sheet	f necessary)
Proposed Use(s) including acreage:		
I certify that the information supplied on this application is accurate and true to the best of my knowledge. In accurate of Montgomery County and State of Virginiand reviewing the above application.  If signing on behalf of a Corporation, Partnership, or LLC, I documentation clarifying your authority to sign on behalf	ddition, I hereby gi ia to enter the abo please specify your	rant permission to the agents and ve property for the purposes of processing
	of the entity.	T/05/00
Ryan Hall Owner 1 Signature		7/25/23
Owner 1 Signature		Date
Owner 2 Signature (for add'l owners please attach separate	sheet)	Date
Ryan Hall		7/25/23
Applicant Śignature		Date
Ryan Hall Applicant Signature Ryan Hall		7/25/23
Representative/Agent Signature		Date

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# APPROVAL AND ACCEPTANCE:

UNDER THE AUTHORITY OF THE MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON BOUNDARY LINE RELOCATION PLAT DATED, 05/03/22, IS HEREBY APPROVED FOR RECORDATION.

SUBDIVISION AGENT, MONTGOMERY COUNTY

DEPUTY CLERK

INSTRUMENT #2022008087

Aug 02, 2022 AT 11:11 am

ERICA W. CONNER, CLERK by JLB

# CLERK'S ATTESTATION:

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY DAY OF #16/2022 THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH CERTIFICATE ANNEXED ADMITTED TO RECORD AT LLL O'CLOCK A\_M.

ERICA W. CONNER, CLERK

THIS PLAT.

10. THIS BOUNDARY LINE RELOCATION DOES NOT INCREASE THE TOTAL NUMBER OF EXISTING LOTS.

PLAT SHOWING BOUNDARY LINE RELOCATION BETWEEN **TAX PARCEL 42-(A)-50A** TAX PARCEL 42-(A)-54

SITUATED ON BUNNY TRAIL DRIVE MT. TABOR MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

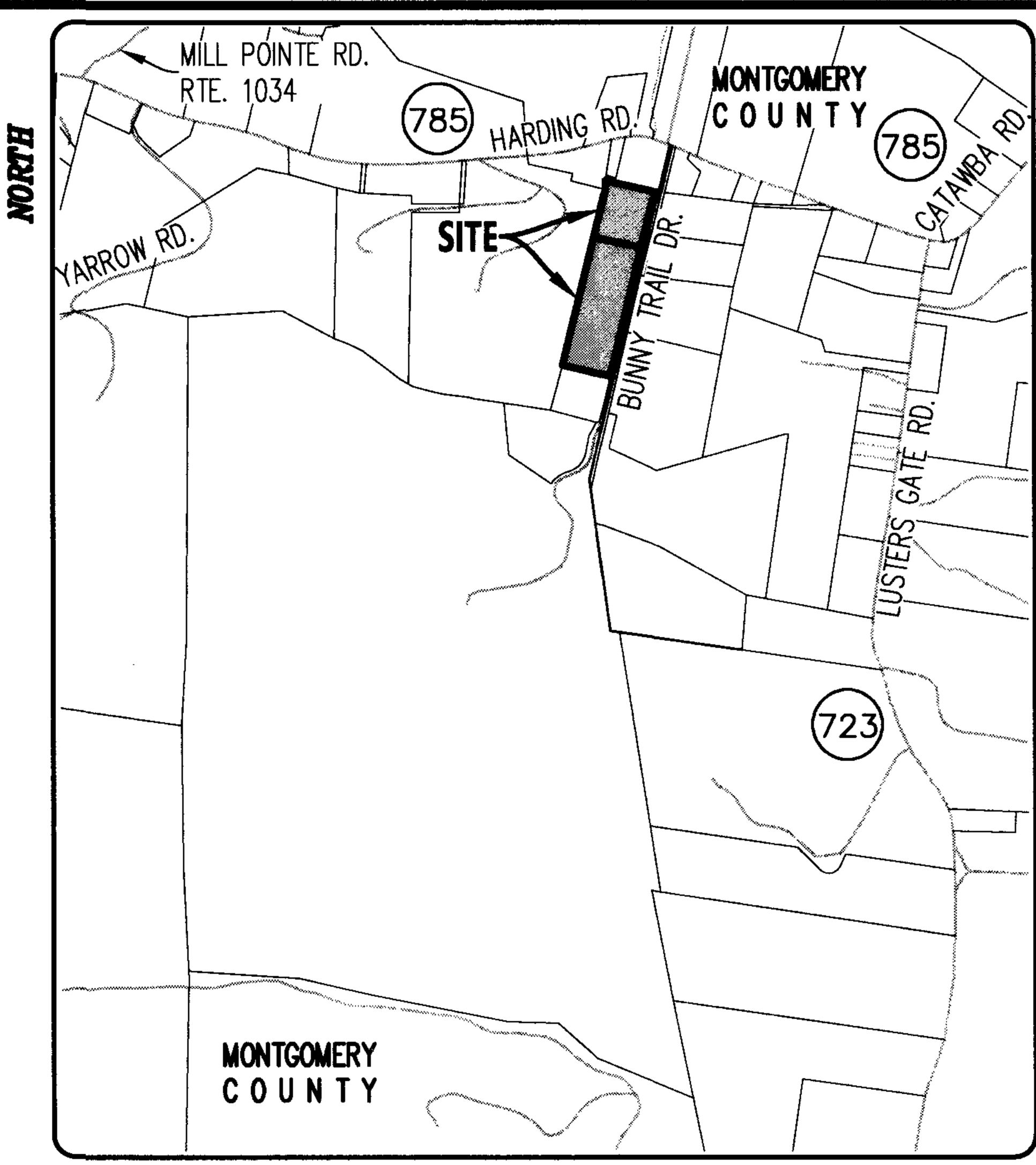
- THIS PLAT WAS PREPARED FOR KENNETH H. MARTIN AND REFLECTS FIELD CONDITIONS AS OF THE DATE SHOWN. SOURCE OF TITLE STATEMENT, LEGAL REFERENCES AND ADJOINER INFORMATION SHOWN ARE BASED ON RECORD RESEARCH CONDUCTED ON 11/29/21 AND UPDATED ON 05/17/22.
- CURRENT OWNERS & LEGAL REFERENCES: TAX PARCEL NO. 42-(A)-50A; P.I.D. #035257 KENNETH H. MARTIN REVOCABLE TRUST; INST. NO. 2014001515; PLAT IN D.B. 1071 PG. 353 NO SITE ADDRESS GIVEN MAILING ADDRESS: 2993 FORD RD. LENOIR CITY, TN 37772

TAX PARCEL NO. 42-(A)-54; P.I.D. #018405 LINDA J. SANFORD; D.B. 817 PG. 526 W/ PLAT; PLAT IN INST. NO. 2022003914 SITE & MAILING ADDRESS: 2735 BUNNY TRAIL DRIVE, BLACKSBURG, VA 24060

- THIS PLAT 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 PLAT 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 PROPERTIES LIE IN "ZONE 'X' OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0155C, EFFECTIVE DATE OF 09/25/2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- SUBJECT PROPERTIES ARE ZONED "R2" SETBACK REQUIREMENTS PER MONTGOMERY COUNTY: FRONT=40'; REAR=40'; SIDE=15'; ACCESSORY BUILDINGS: NO CLOSER THAN 10' TO ANY SIDE OR REAR LOT LINE.
- SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC., AND THE SURVEYOR WHOSE NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE MONTGOMERY COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS

RECORDED IN MIONTGOMERY CIRCUIT COURT CLERK'S OFFICE.

9. THE TERM "HEREBY RELOCATED" DENOTES THE PROPERTY LINES TO BE RELOCATED BY APPROVAL OF



VICINITY MAP: SCALE: 1"=±1,000"

# SHEET INDEX:

SHEET 1 OF 3: SIGNATURES, APPROVALS, NOTES, ETC.

SHEET 2 OF 3: BOUNDARY LINE RELOCATION, AREA SUMMARY,

LEGEND, ABBREVIATIONS

SHEET 3 OF 3: SKETCH MAP

## STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO RELOCATE OR ADJUST THE EXISTING BOUNDARY LINES BETWEEN TAX PARCELS 42-(A)-50A & 42-(A)-54, TO ADD 1.135 ACRE FROM TAX PARCEL 42-(A)-54 (SANFORD) TO TAX PARCEL 42-(A)-50A (MARTIN), AS SHOWN HEREON, PER THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS THEY PERTAIN TO BOUNDARY LINE RELOCATIONS.

### SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT, DATED 05/03/22, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY LINDA J. SANFORD BY DEED RECORDED IN DEED BOOK 817 AT PAGE 526 AND ALL OF THE PROPERTY WHICH WAS ACQUIRED BY KENNETH H. MARTIN REVOCABLE TRUST BY DEED RECORDED IN INSTRUMENT NO. 2014001515 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA. SAID DEEDS AND WILL BEING THE LAST INSTRUMENTS BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTIES.

RALPH O. CLEMENTS, L.S. LIC. #1864


### SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.


RALPH O. CLEMENTS, L.S. LIC. \$1864

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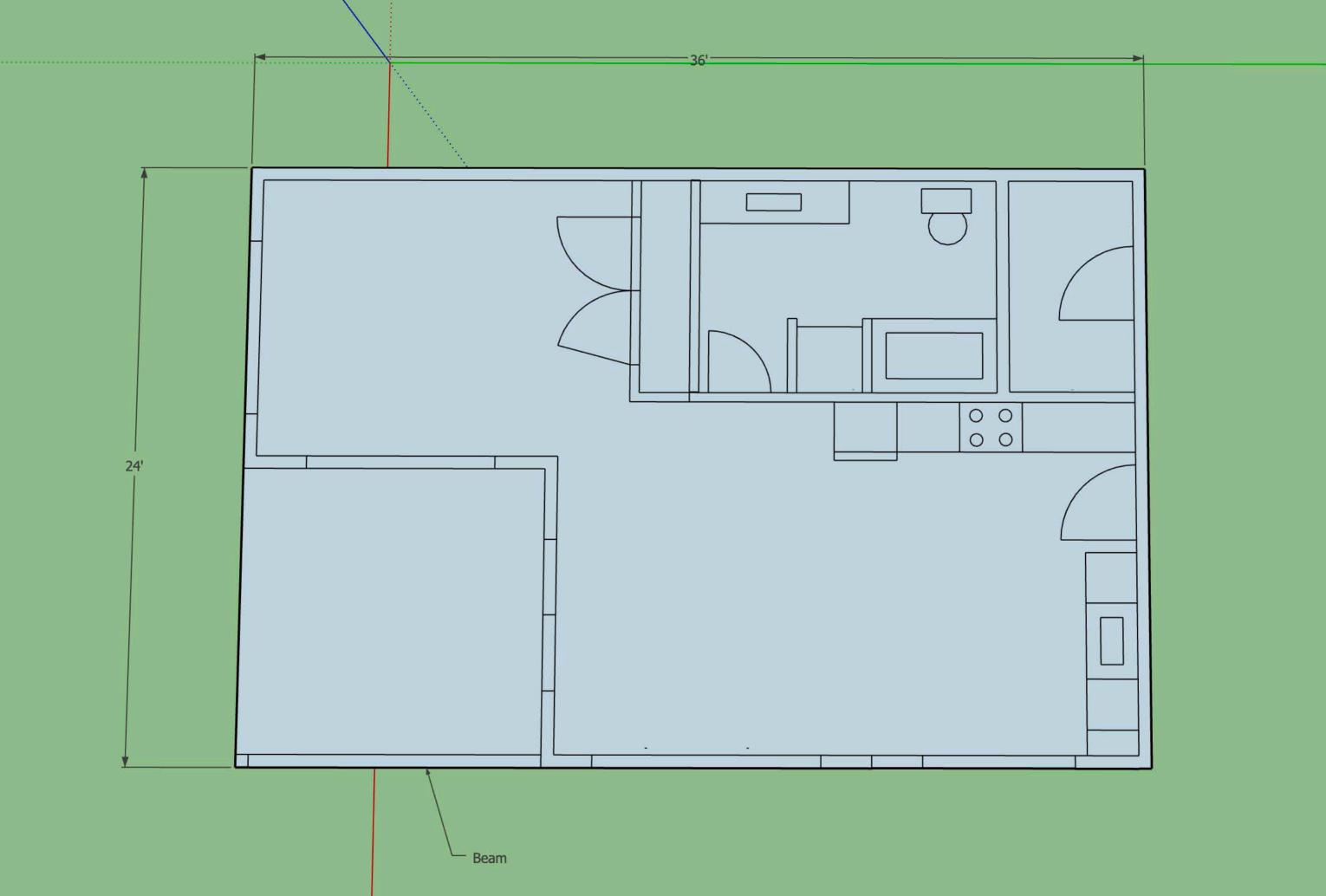
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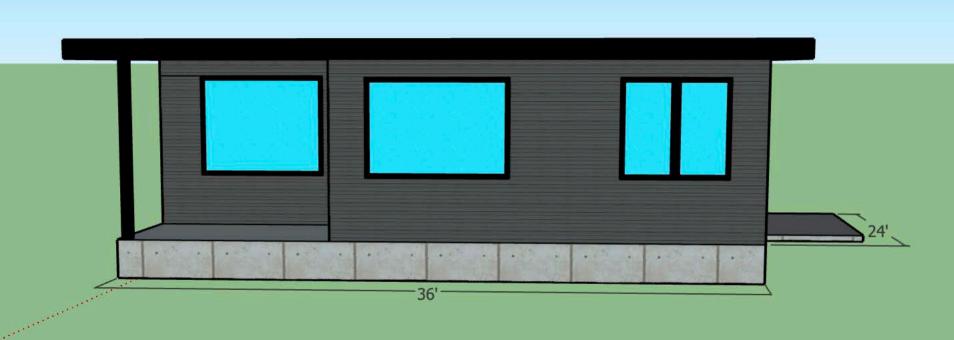


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Left View

