REDEEMER CHURCH REZONING

Located in:

Montgomery County, Virginia

Project Number: 2179.0

Date: October 1, 2026
Revised: November 2, 2026

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Redeemer Church Rezoning

NARRATIVE

Executive Summary

The recently completed storage warehouse development (CubeSmart) has graciously agreed to donate approximately 3.555 acres to their neighbor, Redeemer Church. Through the preparation of a boundary line adjustment plat, the acreages for the two existing parcels will be adjusted. Currently, the CubeSmart property is zoned CB (Community Business), and the Redeemer Church property (2.099 acres) is split zoned between RM1 (1.608 acres Multi-Family Residential) and GB (0.491 acres General Business). This application is an effort to consolidate the zoning of the final Redeemer Church property into a single zoning classification, GB (General Business). No change to the existing conditions of either site is proposed as a part of this application.

The Church plans to continue operations just as they are currently doing. It is possible that they may at some point in the future build a new Sanctuary Building along with the associated supportive infrastructure such as parking, water and sewer service, lighting, etc.; however, that would require a site development plan should they decide to expand the Church at some point in the future.

This application package also includes a list of by right uses that are being voluntarily proffered to NOT be allowed with any future development of the property. See Appendix 1.

This proposal is consistent with the County's newly adopted Comprehensive Plan, Montgomery Matters. Further analysis is provided later in this application package.

Development Considerations

Location – This site is located mid-county on Cinnabar Road just past the Montgomery County Animal Care and Adoption Center going north and directly adjacent to the new CubeSmart Storage Warehouse.

Access – The site is accessed from Cinnabar Road and can be approached from north or south on Cinnabar.

Utilities – No additional utilities are proposed on site. The current Church is served by private water and public sewer; however, public water is available to the site for any future development if needed.

Economic Development – The consolidation of zoning on this site to GB (General Business) will serve for some economic development in the future if the Church ever decides to move and this property becomes available for development. Resolving the existing split zoning is in the best interest of all parties.

Dust – No development is proposed as a part of this application.

Lighting – No changes to the existing lighting on site are proposed as a part of this application.

Signage – No additional signage is proposed as a part of this application.

Stormwater management – No development is proposed as a part of this application, and no site plan will be prepared after the rezoning. No changes are proposed to drainage patterns or existing vegetation on site. The shifting of acreage from the CubeSmart property to the Redeemer Church property also does not negatively impact the stormwater management facilities and functions on the CubeSmart property.

Environmental Considerations – No development is proposed as a part of this application and there are no proposed environmental impacts.

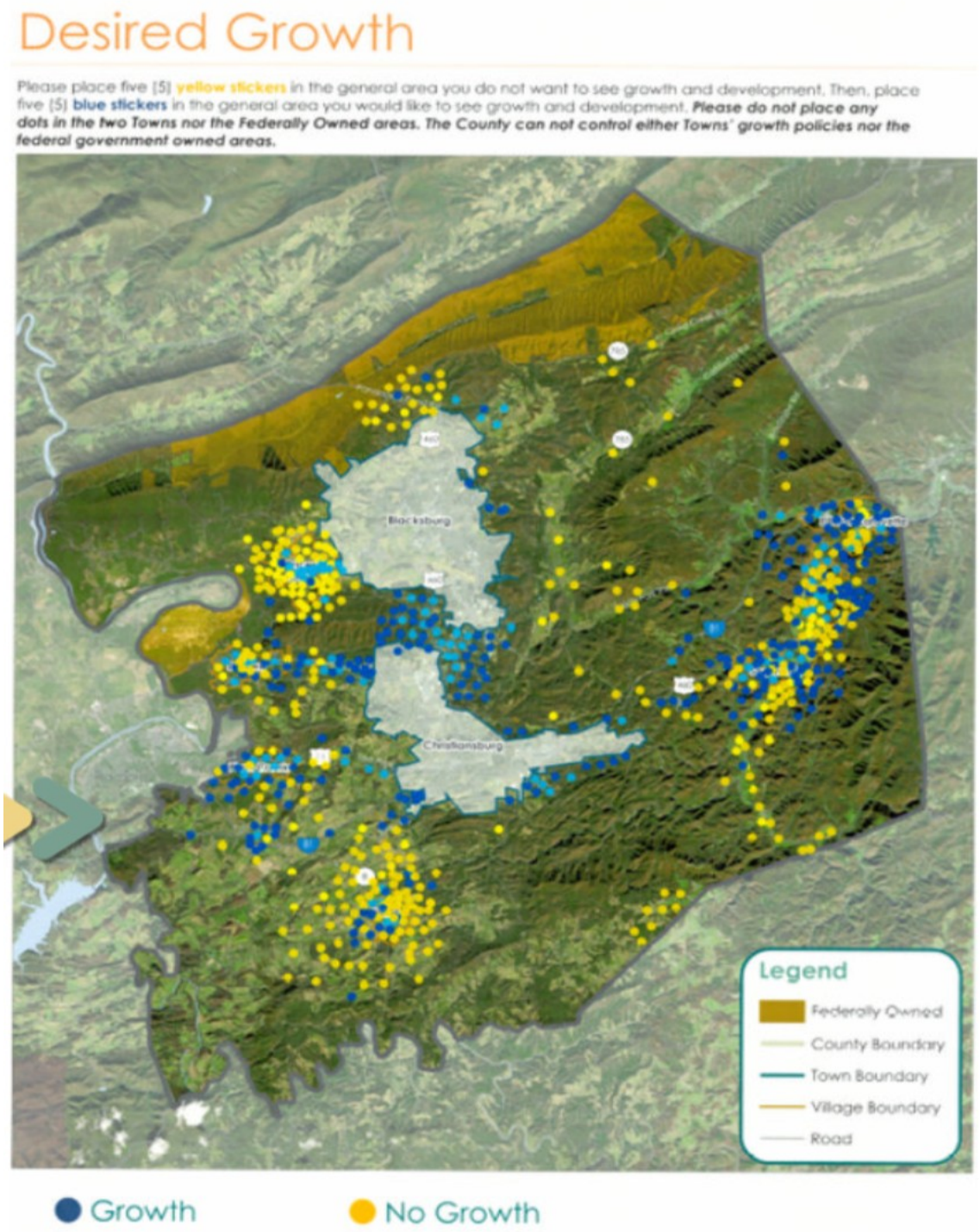
Conclusion

This application is precipitated by the generosity of the CubeSmart development and is intended solely to clean up a split-zoned site that exists and would become more complicated by the addition of the donated property.

COMPREHENSIVE PLAN JUSTIFICATION

Comprehensive Plan Justification

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. Montgomery County recently updated its Comp Plan by adoption of the Montgomery Matters Plan 2045.

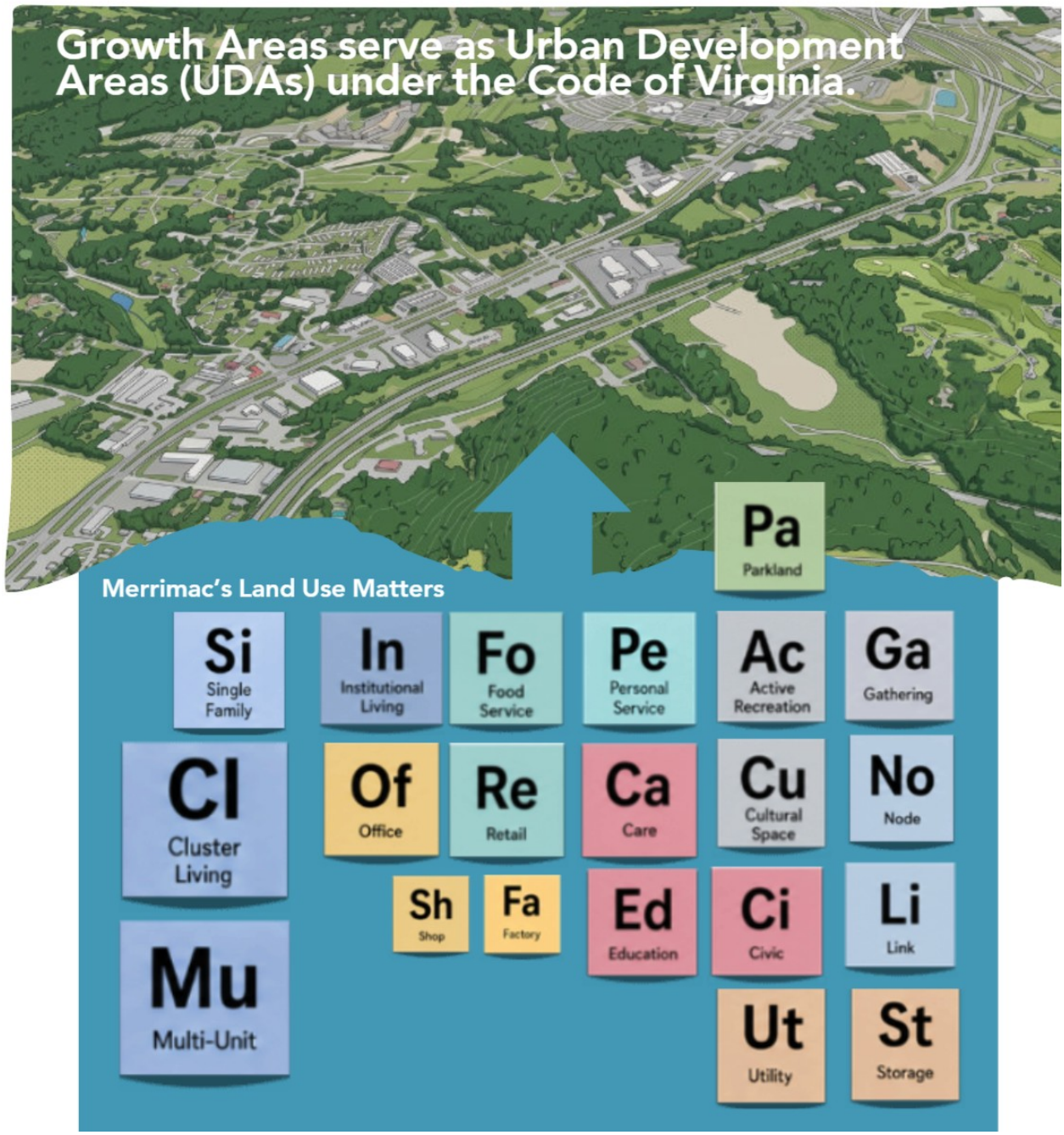


The above map illustrates the voice of public participation, and it illustrates the desire from the stakeholders for growth in the area proposed for rezoning. This is one of the few items in the recently adopted comprehensive plan that speaks to this type of proposal and this location.

The subject property is identified in the Comprehensive Plan as being within the Merrimac Growth Area. There is adjacent General Business zoning as well as Community Business zoning and Multi-Family Housing zoning. Based on the location of the site and the proximity to the existing CubeSmart business, the Norfolk Southern rail line, the Montgomery County Animal Care and Adoption Center, and the Montgomery Regional Solid Waste Authority, a compilation of the existing split-zoning into a single area of General Business makes for good planning, even with Redeemer Church continuing to remain active and with no immediate plans for redevelopment or expansion.

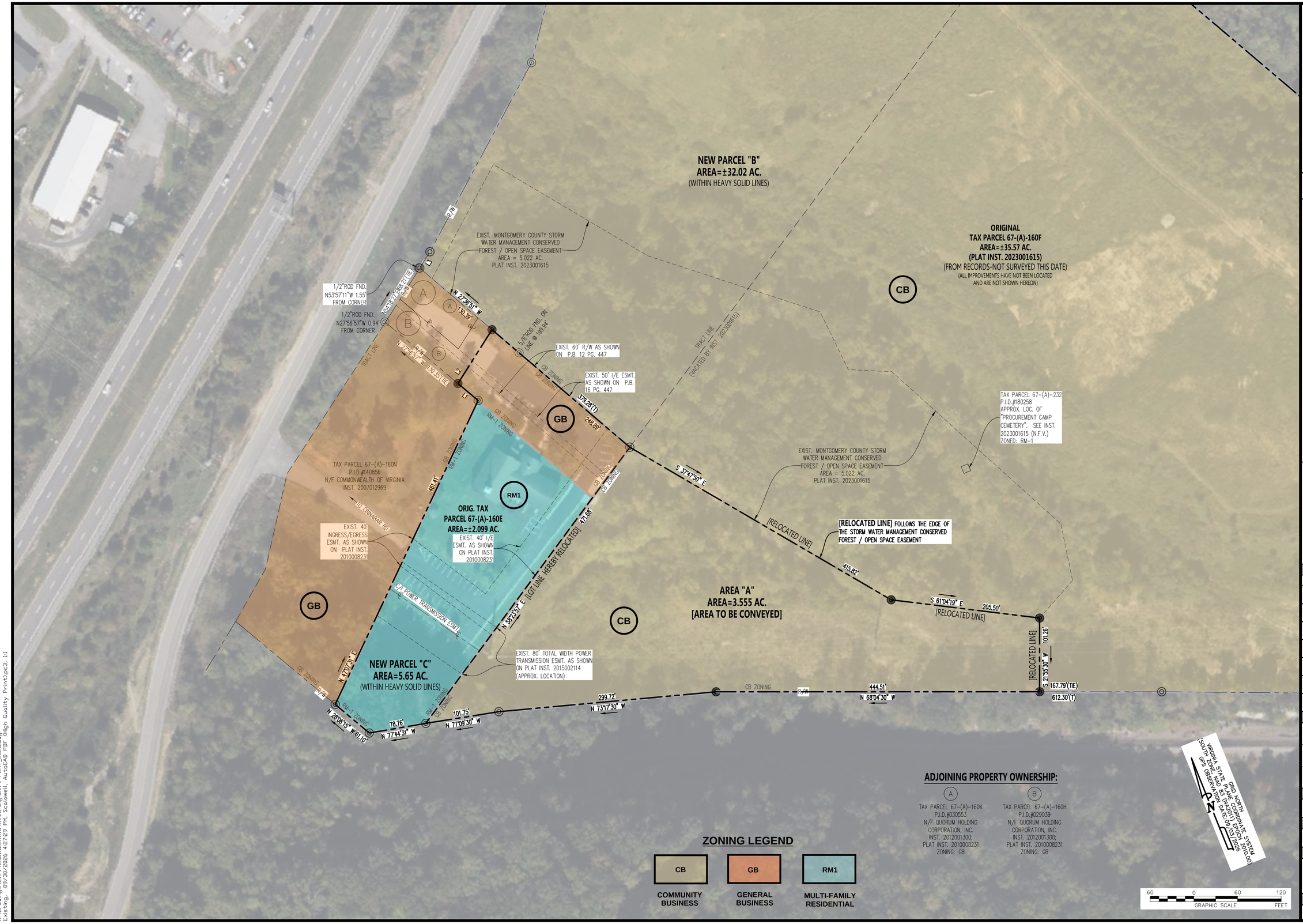
On Page 48 of the Montgomery Matters Plan, Growth Areas are just below Towns with respect to the level of development anticipated. This rezoning to GB is supported by the hierarchy of development shown in the Montgomery Matters Plan. See the graphic below from the Plan.





The Montgomery Matters Comprehensive Plan calls for the above "elements" as part of the makeup of the Merrimac Growth Area. The Ca, Ci, Ga, and Cu elements could all be viewed as supportive of a community church in the Growth Area. Redeemer Church is a part of the Montgomery County Community and contributes to the civic good for both members of the Church and the Community as a whole.

EXHIBIT



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REDEEMER CHURCH

MONTGOMERY COUNTY, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE: 09/29/2026

FDS JOB NO.: 2179

SHEET TITLE: EXISTING ZONING

SHEET NUMBER: 1 OF 2

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PIC	JOHN T. NEEL, PE
PM	JOHN T. NEEL, PE
DESIGN	SEC

ISSUE DATE: 09/29/2026

FDS JOB NO.: 2179

SHEET TITLE: PROPOSED ZONING

SHEET NUMBER: 2 OF 2

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PLAT SHOWING BOUNDARY LINE RELOCATION
BETWEEN
TAX PARCEL 67-(A)-160F & TAX PARCEL 67-(A)-160E
SITUATED ALONG
CINNABAR ROAD, ROUTE 845
SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

OWNER'S CONSENT & DEDICATION STATEMENT:

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "PLAT SHOWING BOUNDARY LINE RELOCATION BETWEEN TAX PARCEL 67-(A)-160F & TAX PARCEL 67-(A)-160E SITUATED ALONG CINNABAR ROAD, ROUTE 845", DATED 09/03/2026, BEING THE PROPERTY OF TPC BLACKSBURG LC / REDEEMER CHURCH ARP, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, IS HEREBY MADE.
TPC BLACKSBURG LC, A VIRGINIA LIMITED LIABILITY COMPANY
BY: MVP MANAGEMENT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
ITS: MEMBERS

_____
BY: DANIEL McCAHAN ITS: PRESIDENT DATE

_____
BY: NANCY Z. McGRATH ITS: TRUSTEE DATE

BY: TRUSTEES OF THE REDEEMER CHURCH ARP

_____
DAVID VANCE, TRUSTEE DATE

_____
STEPHEN KELLAM, TRUSTEE DATE

NOTARY'S STATEMENT:

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ , _____ BY _____

OF _____

_____ _____
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: _____

NOTARY'S STATEMENT:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ , _____ BY _____

_____

_____ _____
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: _____

NOTARY'S STATEMENT:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ , _____ BY _____

_____

_____ _____
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: _____

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, 09/03/2026, IS HEREBY APPROVED FOR RECORDATION.

_____
SUBDIVISION AGENT, MONTGOMERY COUNTY DATE

NOTARY'S STATEMENT:

STATE OF: _____

CITY / COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ , _____ BY _____

_____

_____ _____
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: _____

AREA SUMMARY:

BEFORE BOUNDARY LINE RELOCATION AREA		
TAX PARCEL 67-(A)-160F	=±35.57	ACRES
TAX PARCEL 67-(A)-160E	=±2.099	ACRES
TOTAL AREA	=±37.67	ACRES

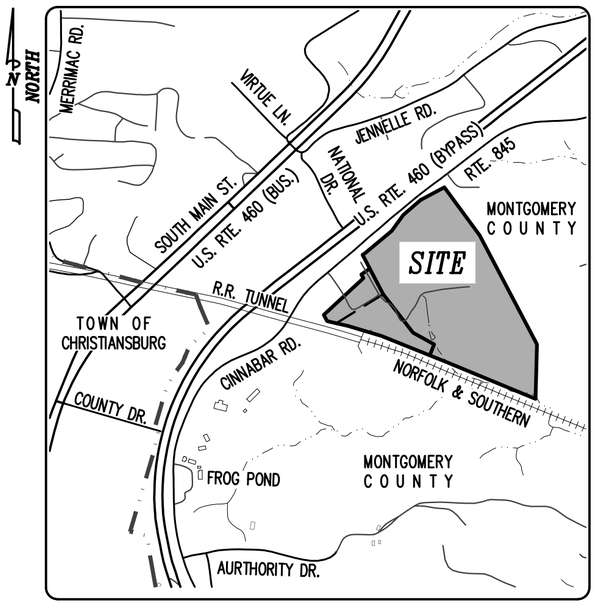
AFTER BOUNDARY LINE RELOCATION AREA		
TAX PARCEL 67-(A)-160F	=±32.02	ACRES
TAX PARCEL 67-(A)-160E	= ±5.65	ACRES
TOTAL AREA	=±37.67	ACRES
(AREA ADDED TO 67-(A)-160F) =	3.555	ACRES

NOTES:

1. THIS PLAT WAS PREPARED FOR: TPC BLACKSBURG LC & REDEEMER CHURCH ARP, 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 09/02/2026.
2. CURRENT OWNER(S) & LEGAL REFERENCES:
   TAX PARCEL NO. 67-(A)-160F; P.I.D. #026412; TPC BLACKSBURG LC: INST. 2023000908; PLAT INST. 2023001615;
   SITE ADDRESS: #630 CINNABAR ROAD, CHRISTIANSBURG, VA. 24073
   MAILING ADDRESS: #12500 FAIR LAKES CIRCLE, SUITE 400, FAIRFAX, VA. 22033

   TAX PARCEL NO. 67-(A)-160E; P.I.D. #032087
   REDEEMER CHURCH ARP; INST. 2010008231 W/ PLAT
   SITE ADDRESS: #560 CINNABAR ROAD, CHRISTIANSBURG, VA. 24073
   MAILING ADDRESS: # 505 FAIRVIEW AVENUE, BLACKSBURG, VA. 24060
   ADDITIONAL REFERENCES: P.B. 16 P.G 447; INST. 2015002114; HWY. P.B. 13 PG. 94; P.B. 12 PG. 13; P.B. 15 PG. 420.
3. 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.
4. 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.
5. 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. 51121C0141C, 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 PROJECT.
6. THE MONTGOMERY COUNTY G.I.S. INDICATES THAT THERE IS AN EXISTING "PROCUREMENT CAMP CEMETERY" BEING TAX PARCEL 67-(A)-232, P.I.D.#180258, SHOWN ON SHEETS 2 AND 3 OF 3. 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.
7. TAX PARCEL 67-(A)-160E IS ZONED MONTGOMERY COUNTY "RM-1" MULTI-FAMILY RESIDENTIAL
   TAX PARCEL 67-(A)-160F IS ZONED MONTGOMERY COUNTY "CB" COMMUNITY BUSINESS
   SETBACK REQUIREMENTS PER MONTGOMERY COUNTY "RM-1" (MULTI-FAMILY RESIDENTIAL)
   MINIMUM LOT AREA: SINGLE-FAMILY ATTACHED (TOWNHOUSE) UNITS=2,000 SQ. FT. (0.046 ACRE); FOR ALL OTHER USES=6,000 SQ. FT. (0.138 ACRE). FRONT=25'; REAR=30'; SIDE=25'; MAXIMUM BUILDING HEIGHT: 35'; ACCESSORY BUILDINGS: NO CLOSER THAN 10' TO ANY SIDE OR REAR LOT LINE.

   SETBACK REQUIREMENTS PER MONTGOMERY COUNTY "CB" (COMMUNITY BUSINESS)
   MINIMUM LOT AREA: 20,000 SQ. FT. (0.459 ACRE); FRONT=50'; REAR=40'; SIDE=45'
8. SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. FORESIGHT DESIGN SERVICES, 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.
9. THE TERM "HEREBY RELOCATED" DENOTES THE PROPERTY LINES TO BE RELOCATED BY APPROVAL OF THIS PLAT.
10. THIS BOUNDARY LINE RELOCATION DOES NOT INCREASE THE TOTAL NUMBER OF EXISTING LOTS.
11. 5/8" CAPPED IRON RODS TO BE SET AT ALL NEW LOT CORNERS, WHERE FEASIBLE. NEW LOT CORNERS, THAT ARE WITHIN ASPHALT OR CONCRETE, WILL BE MAG NAILS OR OTHER SUITABLE PERMANENT MONUMENTS.
12. SUBJECT PROPERTIES ARE SERVED BY PRIVATE WATER, PUBLIC SEWER, AND HAVE ACCESS TO A VDOT ROADWAY SYSTEM.



VICINITY MAP:
SCALE: 1" = 1000'

SHEET INDEX:

SHEET 1 OF 3: SIGNATURES, APPROVALS, NOTES, PROPOSED LEGEND
SHEET 2 OF 3: BOUNDARY LINE RELOCATION, LOT ASSIGNMENT TABLE
SHEET 3 OF 3: SKETCH MAP, EXISTING LEGEND, ABBREVIATIONS

STATEMENT OF INTENT:

THE PURPOSE OF THIS PLAT IS TO RELOCATE OR ADJUST THE EXISTING BOUNDARY LINES BETWEEN TAX PARCEL 67-(A)-160F & TAX PARCEL 67-(A)-160E, AS SHOWN HEREON, PER THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS THEY PERTAIN TO BOUNDARY LINE RELOCATION PLATS.

SOURCE OF TITLE:

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT, DATED 09/03/2026, IS ALL OF THE PROPERTY WHICH WAS ACQUIRED BY TPC BLACKSBURG LC BY DEED RECORDED IN INSTRUMENT NO. 2023000908 AND IS ALL THE PROPERTY WHICH WAS ACQUIRED BY REDEEMER CHURCH ARP BY DEED RECORDED IN INSTRUMENT NO. 2010008231 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA. SAID DEEDS BEING THE LAST INSTRUMENT BY WHICH SAID OWNERS ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTIES.

_____
S. CRAIG LINKOUS, L.S., LIC. NO. 3180 DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS CORRECT AND IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATIONS AND CHARACTER ARE CORRECTLY SHOWN AND THAT IT COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF SUPERVISORS, ORDINANCES, AND REGULATIONS OF MONTGOMERY COUNTY, VIRGINIA, REGARDING THE PLATTING OF BOUNDARY LINE RELOCATIONS WITHIN THE COUNTY.

_____
S. CRAIG LINKOUS, L.S., LIC. NO. 3180 DATE

MONTGOMERY COUNTY PLN-2026-_____

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PLAT SHOWING
BOUNDARY LINE RELOCATION
BETWEEN
TAX PARCEL 67-(A)-160F &
TAX PARCEL 67-(A)-160E
SITUATED ALONG
CINNABAR ROAD, ROUTE 845
SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
S. CRAIG LINKOUS
Lic. No. 3180
LAND SURVEYOR
PRELIMINARY PLAT
DO NOT RECORD

REVISIONS

PROJECT TEAM	
PM	SCL
TECH	KJD
CREW	SBU

FDS JOB NO.	ISSUE DATE
2179.1	09/03/2026

SHEET NUMBER
1 OF 3

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PROPOSED FEATURES LEGEND:

NEW LINE [RELOCATED LINE]

LOT LINE [HEREBY RELOCATED]

NEW CORNER (SEE NOTE #11)

NEW PARCEL "B"
AREA=±32.02 AC.
(WITHIN HEAVY SOLID LINES)

BOUNDARY LINE TABLE:

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 27°56'57" W	36.29'
L2	N 54°15'53" E	87.45'
L3	N 54°13'01" E	26.15'

SEE SHEET 3 FOR SKETCH MAP

ORIGINAL
TAX PARCEL 67-(A)-160F
AREA=±35.57 AC.
(PLAT INST. 2023001615)
(FROM RECORDS-NOT SURVEYED THIS DATE)
(ALL IMPROVEMENTS HAVE NOT BEEN LOCATED AND ARE NOT SHOWN HEREON)

CINNABAR ROAD
VA. SECONDARY ROUTE 845
(VAR. R/W - HWY. P.B. 11 PG'S 47 & 48)

5/8"CAPPED ROD FND. & USED
5/8"ROD FND. & USED
R/W
L3
OHU
1/2"ROD FND. N53°57'11"W 1.55' FROM CORNER
N54°16'27"E 88.21'(TIE)
1/2"ROD FND. N27°56'57"W 0.94' FROM CORNER
U.P.
GW'S
WATER MH
TRACT LINE
N 27°36'57" W 130.35'(TIE)
L2
L1
5/8"CAPPED ROD SET
5/8"ROD FND. & USED
N 27°36'51" W
A 130.39'
B
NATIONAL DR. (60' R/W P.B. 12 PG. 13) (PRIVATE)
GRAVEL
5/8"CAPPED ROD SET
5/8"ROD FND. ON LINE @ 199.94'
EXIST. 60' R/W AS SHOWN ON P.B. 12 PG. 447
EXIST. 50' I/E ESMT. AS SHOWN ON P.B. 16 PG. 447
379.28'(T)
248.89'
PARKING
ASPHALT DR.
L.P.'S
XFMR.
GB ZONING
RM-1 ZONING
TRIPLE 36"BUCKEYE TREE FND. & USED
S 37°47'50" E
SOIL ROAD
(2)-SMH'S FOR ACCESSING PUMP AND HOLDING TANK FOR SEWER PUMPS WHICH CONNECT TO THE PUBLIC SEWER SYSTEM
TAX PARCEL 67-(A)-160N
P.I.D.#140856
N/F COMMONWEALTH OF VIRGINIA
INST. 2007012969
461.41'
52.4'
46.1'
HP'S
GM
EB'S
37.5'
83.5'
1-STY. BRICK, STONE & FR. BLDG. W/ BSMT. #360
25.2'
14.8'
WELL
S/W
SS C.O.
38.2'
23.3'
62.5'
40.0'
PORCH
CONC.
C&G
STEPS
PARKING
GAZEBO
ORIG. TAX PARCEL 67-(A)-160E
AREA=±2.099 AC.
EXIST. 40' I/E ESMT. AS SHOWN ON PLAT INST. 2010008231
SIGN
TO CINNABAR RD.
EXIST. 40' INGRESS/EGRESS ESMT. AS SHOWN ON PLAT INST. 2010008231
GATE
U.P. #636-717 W. LT.
U.P. #636-718 W/ LT.
PARKING LOT
12.3'x10.2' FRAME SHED
C/L POWER TRANSMISSION ESMT.
N 38°23'57" E [LOT LINE HEREBY RELOCATED] 471.68'
EXIST. MONTGOMERY COUNTY STORM WATER MANAGEMENT CONSERVED FOREST / OPEN SPACE EASEMENT AREA = 5.022 AC. PLAT INST. 2023001615
TRACT LINE (VACATED BY INST. 2023001615)
VIRGINIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD 83 (NA2011) EPOCH 2010.00) GPS OBSERVATION DATE: 09/03/2026
GRID NORTH
WATER FEATURE OBTAINED FROM AVAILABLE COUNTY MAPPING (N.F.V.)
TAX PARCEL 67-(A)-232
P.I.D.#180258
APPROX. LOC. OF "PROCUREMENT CAMP CEMETERY". SEE INST. 2023001615 (N.F.V.)
ZONED: RM-1
EXIST. MONTGOMERY COUNTY STORM WATER MANAGEMENT CONSERVED FOREST / OPEN SPACE EASEMENT AREA = 5.022 AC. PLAT INST. 2023001615
[RELOCATED LINE] FOLLOWS THE EDGE OF THE STORM WATER MANAGEMENT CONSERVED FOREST / OPEN SPACE EASEMENT
[RELOCATED LINE]
415.82'
5/8"CAPPED ROD SET
S 61°04'19" E
205.50'
S.W.M.F.
SOIL ROAD
AREA "A"
AREA=3.555 AC.
[AREA TO BE CONVEYED]
NEW PARCEL "C"
AREA=5.65 AC.
(WITHIN HEAVY SOLID LINES)
N 47°07'31" E
EXIST. 80' TOTAL WIDTH POWER TRANSMISSION ESMT. AS SHOWN ON PLAT INST. 2015002114 (APPROX. LOCATION)
HIGH VOLTAGE TRANSMISSION POWER LINE
15"HDPE
U.P.
OHU
[RELOCATED LINE]
101.26'
S 21°55'30" W
S 167.79'(TIE)
612.30'(T)
5/8"CAPPED ROD SET
444.51'
N 68°04'30" W
CB ZONING
R/W
299.72'
N 73°17'30" W
101.75'
N 77°09'30" W
78.76'
N 77°44'31" W
5/8"ROD FND. & USED
POST FND. & USED
N 28°06'15" W 61.10'
TRIPLE 26"WALNUT TREE FND. & USED
RM-1 ZONING
GB ZONING R/W
N&S RAILROAD TUNNEL (APPROX. LOC. FROM COUNTY MAPPING)

NORFOLK SOUTHERN RAILROAD
FORMERLY N&W RAILROAD AND ALSO KNOWN AS VIRGINIAN RAILWAY AS SHOWN IN D.B. 98 PGS. 298 & 299
(VARIABLE WIDTH R/W)
RAILROAD TRACKS (APPROX. LOC.)

ADJOINING PROPERTY OWNERSHIP:

(A) TAX PARCEL 67-(A)-160K
P.I.D.#030553
N/F QUORUM HOLDING CORPORATION, INC.
INST. 2012001300;
PLAT INST. 2010008231
ZONING: GB

(B) TAX PARCEL 67-(A)-160H
P.I.D.#029039
N/F QUORUM HOLDING CORPORATION, INC.
INST. 2012001300;
PLAT INST. 2010008231
ZONING: GB

60 0 60 120
GRAPHIC SCALE FEET

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PLAT SHOWING BOUNDARY LINE RELOCATION BETWEEN TAX PARCEL 67-(A)-160F & TAX PARCEL 67-(A)-160E SITUATED ALONG CINNABAR ROAD, ROUTE 845

SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
S. CRAIG LINKOUS
Lic. No. 3180
LAND SURVEYOR
PRELIMINARY PLAT DO NOT RECORD

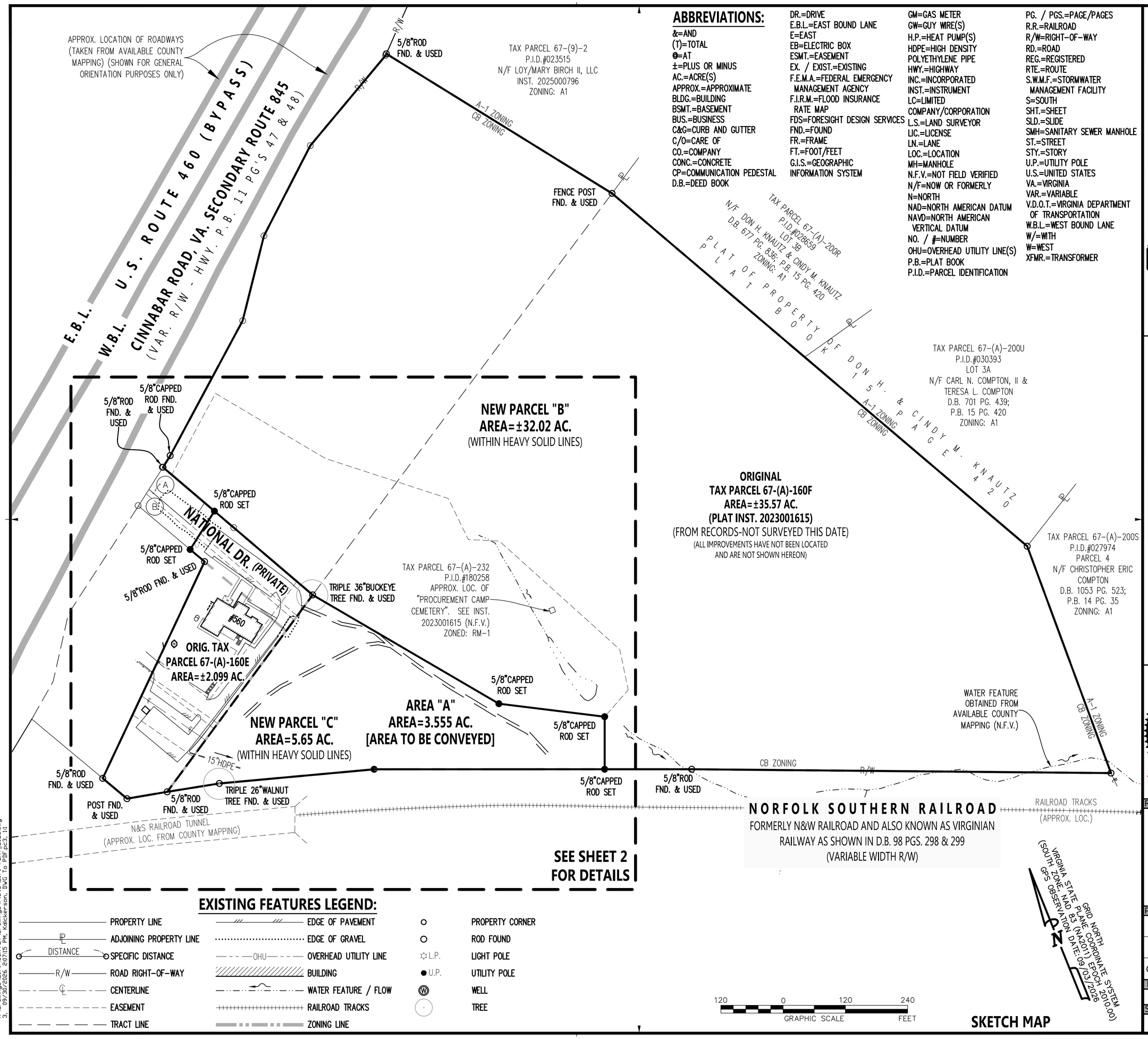
REVISIONS

PROJECT TEAM	
PM	SCL
TECH	KJD
CREW	SBU

FDS JOB NO.	ISSUE DATE
2179.1	09/03/2026

SHEET NUMBER
2 OF 3

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ABBREVIATIONS:

&=AND
(T)=TOTAL
@=AT
±=PLUS OR MINUS
AC.=ACRE(S)
APPROX.=APPROXIMATE
BLDG.=BUILDING
BSMT.=BASEMENT
BUS.=BUSINESS
C&G=CURB AND GUTTER
C/O=CARE OF
CO.=COMPANY
CONC.=CONCRETE
CP=COMMUNICATION PEDESTAL
D.B.=DEED BOOK
DR.=DRIVE
E.B.L.=EAST BOUND LANE
E=EAST
EB=ELECTRIC BOX
ESMT.=EASEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.=FLOOD INSURANCE RATE MAP
FDS=FORESIGHT DESIGN SERVICES
FND.=FOUND
FR.=FRAME
FT.=FOOT/FEET
G.I.S.=GEOGRAPHIC INFORMATION SYSTEM
GM=GAS METER
GW=GUY WIRE(S)
H.P.=HEAT PUMP(S)
HDPE=HIGH DENSITY POLYETHYLENE PIPE
HWY.=HIGHWAY
INC.=INCORPORATED
INST.=INSTRUMENT
LC=LIMITED COMPANY/CORPORATION
L.S.=LAND SURVEYOR
LIC.=LICENSE
LN.=LANE
LOC.=LOCATION
MH=MANHOLE
N.F.V.=NOT FIELD VERIFIED
N/F=NOW OR FORMERLY
N=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
OHU=OVERHEAD UTILITY LINE(S)
P.B.=PLAT BOOK
P.I.D.=PARCEL IDENTIFICATION
PG. / PGS.=PAGE/PAGES
R.R.=RAILROAD
R/W=RIGHT-OF-WAY
RD.=ROAD
REG.=REGISTERED
RTE.=ROUTE
S.W.M.F.=STORMWATER MANAGEMENT FACILITY
S=SOUTH
SHT.=SHEET
SLD.=SLIDE
SMH=SANITARY SEWER MANHOLE
ST.=STREET
STY.=STORY
U.P.=UTILITY POLE
U.S.=UNITED STATES
VA.=VIRGINIA
VAR.=VARIABLE
V.D.O.T.=VIRGINIA DEPARTMENT OF TRANSPORTATION
W.B.L.=WEST BOUND LANE
W/=WITH
W=WEST
XFMR.=TRANSFORMER

EXISTING FEATURES LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DISTANCE — SPECIFIC DISTANCE
- R/W — ROAD RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- TRACT LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OHU — OVERHEAD UTILITY LINE
- BUILDING
- WATER FEATURE / FLOW
- RAILROAD TRACKS
- ZONING LINE
- PROPERTY CORNER
- ROD FOUND
- L.P. LIGHT POLE
- U.P. UTILITY POLE
- W WELL
- TREE

FORESIGHT DESIGN SERVICES
ENGINEERING • LAND PLANNING • SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@foresightdesignservices.com
Web: www.foresightdesignservices.com

PLAT SHOWING BOUNDARY LINE RELOCATION BETWEEN TAX PARCEL 67-(A)-160F & TAX PARCEL 67-(A)-160E SITUATED ALONG CINNABAR ROAD, ROUTE 845

SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
S. CRAIG LINKOUS
Lic. No. 3180
LAND SURVEYOR
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APPENDIX 1

GENERAL BUSINESS (GB)

GB District: Covers that portion of the county ideally suited to conducting general business uses. GB districts should allow for direct and frequent public access, have direct access to primary highways or streets, have access to public water and sewer, adjoin existing commercial or industrial districts, and have no more than minimal impact on residential areas.

The General Business (GB) zoning designation is intended to aid in orderly business growth within the unincorporated areas of the county, and will most commonly border existing incorporated urban areas along primary highways (Rte. 11, Rte. 114, Rte. 460, etc.).

Qualifying lands
In order to qualify for inclusion in the GB (General Business) district, the land shall either be within the current GB district or be in other lands within the areas mapped as either Village, Village Expansion or Urban Expansion in the Montgomery County Comprehensive Plan and are either served by or are planned to be served by public water and sewer. Five (5) acres of contiguous land are required to create a GB district.

What can I do "by right"?
There are uses that are designated as "by right," which means you do not have to apply for a special use permit. The uses do; however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- ~~Amateur radio tower~~
- ~~Apartment as accessory use, maximum of 2 per business structure~~
- ~~Assembly of electrical, electronic devices, less than 3,000 sq. ft. floor area~~
- ~~Automotive, light truck, sales, service, rental, and repair, excluding motor fuel sales~~
- ~~Building material sales~~
- ~~Business or trade school~~
- ~~Cabinet shop, furniture, upholstery, craft industry less than 3000 sq. ft.~~
- Cemetery
- Church
- Civic club
- Community center
- Conference or training center
- ~~Crematorium~~
- ~~Custom meat cutting, processing and sales, excluding slaughtering~~
- ~~Data pole~~
- Day care center
- ~~Equipment sales and service~~
- ~~Farm machinery sales/service~~
- ~~Financial services~~
- ~~Fire, police, and rescue facility~~
- ~~Funeral home~~
- ~~Garden center~~
- ~~General store, convenience store without motor fuel sales~~
- Homeless shelter
- ~~Hotel, motel~~
- Laundromat
- ~~Library~~
- ~~Medical care facility~~
- ~~Motor vehicle rentals~~
- ~~Office, administrative, business, or professional~~
- ~~Park~~
- ~~Park and ride lot, of 50 or fewer spaces~~
- ~~Pet, household~~
- ~~Post Office~~
- ~~Printing service~~
- Public Use/Public Facility
- ~~Public utility lines, other distribution or collection facilities~~
- ~~Public utility lines, water or sewer~~
- ~~Radio station, excluding tower~~
- ~~Restaurant~~
- ~~Retail sales and service~~
- School
- School of special instruction
- ~~Shopping center~~
- ~~Telecommunications tower, attached~~
- ~~Veterinary practice, animal hospital~~

Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses are allowed with a Special Use Permit?
Some uses are allowed in the GB district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Department). These include:

- Amateur radio tower greater than 75 ft.
- Assembly of electrical, electronic devices, greater than 3000 sq. ft. floor area
- Boarding house
- Buildings greater than fifty (50) feet in height
- Contractor's service establishment
- Feed and seed store and mill
- General store, convenience store with motor fuel sales
- Golf driving range, miniature golf and similar outdoor recreation
- Kennel, commercial
- Livestock market
- Mini-warehouse
- Night club
- Outpatient mental health and substance abuse center
- Park and ride lot of more than 50 spaces.
- Public utility plant, water, sewer, other
- Public utility substation
- Recreation establishment
- Recycling facility
- Repair shop, automotive
- Service station
- Shooting range, indoor
- Stone engraving and sales
- Telecommunications facility, micro wireless
- Telecommunications facility, small cell
- Telecommunications tower, freestanding
- Transition house
- Travel Center
- Truck, trailer, heavy equipment sales, service, rental, and repair

Building and Lot Requirements

Minimum Lot Area:
Lots sharing an access drive connected to a VDOT road: 20,000 sq, ft.
Lots not meeting the shared access criteria: 1 acre. (Exceptions are granted for public utility, public water, or public sewer installations and must be in accordance with the Montgomery County Subdivision Ordinance.)

Lot Access:
Whenever possible, lots shall be accessed from a shared access drive connected to a road in the Virginia Department of Transportation (VDOT) system. Access roads shall be hard-surfaced roads designed by a Professional Engineer to accommodate projected volumes, loads, and vehicle types and approved by the Zoning Administrator with the Fire Marshall, Lot access for GB uses shall avoid impacting residential subdivisions with primary access and through traffic.

Maximum Floor Area Ratio: 0.40

Total Impervious Coverage: 85% of gross site area

Maximum Coverage by Buildings: 40%.

Minimum Width:
Seventy five (75) feet for lots sharing access with another lot; one hundred and fifty (150) otherwise. Width requirements for public utility or public water or sewer installations shall be accordance with the Montgomery County Subdivision Ordinance.

Minimum Yards:

- Front: 50 feet when opposite of a residential district; 35 feet otherwise.
- Rear: 40 feet when adjacent to a residential district; 10 feet otherwise.
- Side: 40 feet when adjacent to a residential district; 10 feet otherwise.

Maximum Building Height:
Fifty (50) feet. (Exception by SUP.)

Use Limitations

Screening & landscaping: In addition to landscaping and buffering requirements in the Ordinance, outside storage areas for materials, equipment, or trash are accessory uses and may not exceed 40% of the building area, must be located in side or rear yards adjacent to building, and must be screened from view of adjacent streets and adjacent land.

Off-street parking & loading: Must be provided in accordance with §10-44 and is permitted in the required setback. Parking requirements differ by size and type of use.

Indoor/outdoor operations: All repair and service operations must take place within a completely enclosed building, unless permission for outside operations is specifically allowed by SUP approved by the Board of Supervisors.

FOR ADDITIONAL INFORMATION:
Montgomery County Planning & GIS Services
755 Roanoke Street Suite 2A, Christiansburg, VA 24073
CALL 540-394-2148 | **EMAIL** mcplan@montgomerycountyva.gov
VISIT www.MontgomeryCountyVA.gov/Planning

A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.