

**MONTGOMERY COUNTY BOARD OF ZONING APPEALS**  
**MAY 6, 2021 5:00PM**  
**Board of Supervisors Meeting Room, Government Center**  
**755 Roanoke Street, Christiansburg VA**

**I. CALL TO ORDER**

**II. DETERMINATION OF A QUORUM**

**III. APPROVAL OF MINUTES**

a. April 6, 2021

**IV. OLD BUSINESS**

**V. PUBLIC HEARING**

- a. **SUP-2021-00168-** A request by **Jacquelyn Hopkins Pugh** for a Special Use Permit (SUP), with possible conditions, on approximately 1.551 acres in an Agricultural (A1) zoning district to allow an existing dwelling to be converted to an accessory structure exceeding the square footage and/or height of the proposed principal structure per Code Section 10-41(1)(a). The existing dwelling to be used for storage (for personal use) has an overall height of 20 ft. and is approximately 1622 sq. ft. in area. The proposed primary dwelling has an overall height of approximately 16 ft. and 1586 sq. ft. in area. The property is located at **4970 Blue Springs Road**, and identified as Tax Parcel No. 126-A-41 (Parcel ID #008976), in the Riner Magisterial District; (Election District D). The property lies in an area identified as Resource Stewardship in the Montgomery County Comprehensive Plan.

**VI. NEW BUSINESS**

**VII. NEXT MEETING**

**VIII. ADJOURNMENT**

**AT A MEETING OF THE MONTGOMERY COUNTY BOARD OF ZONING APPEALS HELD ON APRIL 6, 2021,  
AT 5:00 PM IN THE MULTIPURPOSE ROOM, SECOND FLOOR, MONTGOMERY COUNTY GOVERNMENT  
CENTER, CHRISTIANSBURG, VIRGINIA:**

**CALL TO ORDER**

Chair DiSalvo called the meeting to order at 5:03 p.m.

Present: Richard DiSalvo, Chair  
Michael Reilly, Vice-Chair  
Charles (Chuck) Shorter, Member  
David Moore, Member  
Bob Miller, Alternate Member  
Brea Hopkins, Planning & Zoning Administrator  
Kim Wright, Planning Coordinator

Ms. Hopkins introduced Ms. Wright to the group and updated the BZA members on staff changes including Dari Jenkins' retirement, and Ms. Hopkins promotion.

Mr. Reilly established the presence of a quorum.

**ELECTION OF OFFICERS**

The floor was opened for nominations. Chair DiSalvo announced his intent to not seek re-election as Chair.

Mr. Moore nominated Mr. Miller, who is not eligible as he serves on the Planning Commission, nomination was withdrawn.

Mr. Shorter nominated Mr. Reilly to serve as Chair, the motion was seconded by Chair DiSalvo, and upheld.

Mr. Shorter nominated Mr. Moore to serve as Vice Chair, the motion was seconded by Mr. Reilly, and upheld.

**APPROVAL OF MINUTES**

On a motion made by Mr. Shorter and seconded by Mr. Reilly and unanimously carried, the minutes of the December 4, 2018 meeting were approved.

**OLD BUSINESS**

None

**PUBLIC HEARING**

Chair DiSalvo welcomed all present and introduced the request by the property owner, Joy F Compton, for a Special Use Permit (SUP), with possible conditions, on approximately 33.397 acres in an Agricultural (A1) zoning district to allow an accessory structure exceeding the square footage and/or height of the principal structure per Code Section 10-41(1)(a). The proposed storage building is 40 feet x 60 feet, has an overall height of 12', and overall size of 2,400 square feet. The primary dwelling is 1,705 square feet. The proposed structure will be used to accommodate storage of furniture, mowing equipment and other

items necessary for upkeep of property and is for personal use only. The property is located at 2020 Ellett Road, and identified as Tax Parcel No. 080- A 6 (Parcel ID #004164), in the Shawsville Magisterial District; (Election District C).

Ms. Hopkins shared a brief report on the details of the applicant's SUP request to construct a 2400 sq ft Accessory Structure. The proposed structure exceeds the square footage of the primary dwelling which is approximately 1,786 sq. ft.

Ms. Hopkins presented maps and photos of the property. The parcel is designated as Rural and the request would be in compliance with the Comprehensive Plan.

Ms. Hopkins explained that staff originally received a Special Use Permit application from Ms. Compton to allow a Bed and Breakfast Inn with associated events; however, once it was reviewed with other departments and agencies, Ms. Compton decided it was not a financially feasible project. Her granddaughter will be moving to the property soon, and the accessory structure will be used for storage of furniture from the home, and property maintenance items.

Little to no significant impacts are anticipated, citing minimal visibility from any other existing dwellings nor by drivers on Ellett Road. Proposed setbacks are greater than 100 feet to the property lines, except the side to the South, which is requested to be 50 feet. There are no flood impacts anticipated due to the placement of the proposed structure.

The property is zoned A-1 with no agricultural activities onsite. It is mostly forested land to the rear. No commercial or residential use has been proposed with this application. Staff wants to note that the structure shall not be used as a public venue. Private Family events will be allowed, but may require event permits and will be evaluated per occasion.

Ms. Hopkins shared a letter submitted by Dorothy Shannon regarding the location of the structure, and confirmed the location of Ms. Shannon's property in relation to the applicant's property.

Ms. Hopkins stated that the staff recommends approval of the SUP request for an accessory structure with the following conditions:

1. The proposed accessory structure shall not exceed 2,400 sq. ft in total area. The overall height of the structure shall not exceed an overall height of 15 feet.
2. The side setback for the accessory structure shall be increased to a minimum of twenty-five (25) feet.
3. No commercial uses shall be permitted at the site and/or within the structure. This includes rental of and/or utilization of the structure as a venue for public events.
4. The structure shall not be used as a dwelling, accessory or otherwise, without obtaining the proper permits and approvals from the Zoning Administrator, Health Department, and Building Official.

Mr. Miller asked if Ms. Shannon visits or lives there on the adjacent lot. Ms. Hopkins responded that there is no dwelling on the Shannon property.

Chair DiSalvo noted that the proposed wall height is 12', the overall height may need to be adjusted both on the plans and in the conditions. Ms. Hopkins explained the measuring formula used to calculate height of structure. Chair DiSalvo asked the applicant if she knows the pitch of the roof and recommended that the overall height not exceed 20'.

Chair DiSalvo opened the public hearing.

With no one coming forward to comment, Chair DiSalvo closed the public hearing.

Mr. Shorter stated he did not see any problems with issuing the SUP.

Mr. Reilly stated he had visited the property and believes that the site cannot be seen from the road.

Mr. Shorter asked if this property was near where Ms. Compton lived, she explained it is her homeplace where she was raised. She further explained that her grand-daughter will be getting out of the Army the end of September and moving here, they will need the storage building for when they move in.

On a motion made by Mr. Reilly, seconded by Mr. Shorter and carried by vote of (5-0), the Board of Zoning Appeals approved the request for a Special Use Permit (SUP) to allow an accessory structure exceeding the square footage and/or height of the principal structure with the following recommended conditions, amended to allow for an overall height of no greater than 20 feet:

1. The proposed accessory structure shall not exceed 2,400 sq. ft in total area. The overall height of the structure shall not exceed an overall height of 20 feet.
2. The side setback for the accessory structure shall be increased to a minimum of twenty-five (25) feet.
3. No commercial uses shall be permitted at the site and/or within the structure. This includes rental of and/or utilization of the structure as a venue for public events.
4. The structure shall not be used as a dwelling, accessory or otherwise, without obtaining the proper permits and approvals from the Zoning Administrator, Health Department, and Building Official.

Ayes: DiSalvo, Reilly, Shorter, Moore, Miller

Nayes: None

Abstain: None

#### **NEW BUSINESS**

Ms. Hopkins discussed the potential to change the BZA Meeting days and location. The first Tuesday is in conflict with the School Board meetings. By moving the meeting date to the first Wednesday or Thursday of the month the Board Room will be available for meetings. The Board discussed potential conflicts and determined Thursday was the best day.

A motion was made by Mr. Reilly, seconded by Mr. Shorter, and upheld to change the Bylaws to reflect meeting dates on the first Thursday of each month, as needed.

#### **NEXT MEETING**

The BZA will meet Thursday, May 6, 2021 in the Board of Supervisors Meeting Room.

With no additional business, Chair DiSalvo adjourned the meeting at 5:33 PM.



**TO:** Board of Zoning Appeals  
**FROM:** Brea Hopkins, Planning and Zoning Administrator  
**DATE:** April 26, 2021  
**RE:** **Staff Analysis – Pugh Special Use Permit Request; SU-2021-00168**

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### **Nature of Request**

Jacquelyn Pugh has requested approval of a Special Use Permit (SUP) on approximately 1.551 acres in an Agricultural (A1) zoning district, with possible conditions, to allow an accessory structure exceeding the square footage and/or height of a proposed principal structure per Code Section 10-41(1)(a).

The request is for approval to convert the existing 2-story farmhouse, (1622) sq. ft with an overall height of approximately 20 ft., into a storage building for personal use. The owner is planning to place a doublewide, 1568 sq. ft and 16 ft. in height, on the property which will be used as the primary residence.

### **Location**

The property is located at 4970 Blue Springs Road, and identified as Parcel ID: 008976 (Tax Map 126-A-41), in the Riner Magisterial District.

This 1.551 acre property is situated on the east side of Blue Springs Road (Rt. 613) .25 mile south of the Graysontown Road (Rt. 693) intersection. The surrounding properties are generally large properties zoned Agricultural (A1) and consist of farm-land with a few single-family residences.

### **Impacts**

Used as an accessory to the residential use of the property, this accessory structure should have little to no significant impact on surrounding properties. Other than the placement of the doublewide, there will be no visible changes to the property and the applicant has documented all setbacks for the proposed dwelling can be met.

The proposed dwelling will be connected to the existing septic system. The Health Department has issued approval for the new dwelling to be connected to the septic system with a condition that the existing house has to be disconnected.

The proposed use as stated in the application is for storage of furniture, and other personal items. Removal of the kitchen and the lack of a septic system connection will ensure the unit cannot be considered a dwelling nor could it be rented as such.

## **Comprehensive Plan**

The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan. This request for an accessory structure in support of a private residential use located in an agricultural zoning district would be in compliance with the Comprehensive Plan.

## **Analysis**

According to the owners the existing farmhouse is 121 years old and has been in the family for many years. The owners currently occupy the home; however, all bedrooms are on the 2<sup>nd</sup> floor of the dwelling and due to medical issues, the owners are no longer able to navigate stairs. Due to the age of the structure and existing floor plan, renovations to accommodate a first-floor bedroom are not feasible. By removing the kitchen from the structure, it would no longer be classified as a dwelling unit according to Montgomery County Code. The owners have purchased a doublewide manufactured home and have stated they will continue to utilize the existing structure for storage.

## **Staff Recommendation**

Staff's preliminary recommendation is to approve the Special Use Permit request for an accessory structure with the following conditions:

1. The existing farmhouse to be converted to an accessory building shall not be further enlarged.
2. The kitchen shall be removed from the existing farmhouse structure within sixty (60) days of occupancy of the proposed Class A Manufactured Home (doublewide).
3. No commercial uses shall be permitted at the site and/or within the structure.
4. Prior to the proposed accessory structure being converted back to a dwelling, the Class A manufactured home shall be removed from the property. All permits and approvals from the Zoning Administrator, Health Department, and Building Official shall be obtained.

To date, the Planning Department has not received any inquiries regarding the applicant's request for approval of a SUP for an oversized accessory structure. Adjacent property owners or other interested parties may also be present at the public hearing to present their views on this request.

Enclosures: Zoning Map  
Aerial Map  
Site Photos  
VDH Approval  
Application Materials

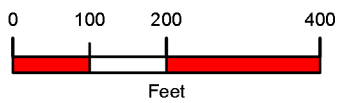




BZA - Jacquelyn Pugh

Parcel ID 008976  
4970 Blue Springs Rd

- Subject Parcel
- Tax Parcels
- Hydrography
- Special Flood Hazard Area
  - Zone A
  - Zone AE
  - FLOODWAY
- Zoning
  - A1 - Agriculture



Scale 1:3,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
4/5/2021

# County Zoning






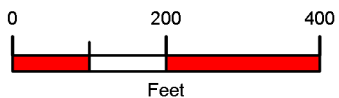




BZA - Jacquelyn Pugh

Parcel ID 008976  
4970 Blue Springs Rd

-  Subject Parcel
-  Tax Parcels
-  Corporate Line



Scale 1:3,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
4/5/2021



2018 9 inch imagery flown by Eagleview











Floyd County Health Department  
123 Parkview Road, NE  
Floyd, VA 24091  
Phone: 540-745-2142  
Fax: 540-745-4929

Giles County Health Department  
1 Taylor Avenue Suite 4  
Pearisburg, VA 24134  
Phone: 540-235-3135  
Fax: 540-921-1335

Noelle Bissell, MD, Health Director

Montgomery County Health Department  
210 South Pepper Street, Suite A  
Christiansburg, VA 24073  
Phone: 540-585-3300  
Fax: 540-381-7104

Radford City Health Department  
220 East Main St  
Radford, VA 24141  
Phone: 540-267-8255  
Fax: 540-831-6109

Pulaski County Health Department  
170 4<sup>th</sup> Street, NW  
Pulaski, VA 24301  
Phone: 540-440-2188  
Fax: 540-994-5036

Pulaski County Environmental Health  
143 3<sup>rd</sup> Street, NW, Suite 4  
Pulaski, VA 24301  
Phone: 540-440-2166  
Fax: 540-994-5039

March 24, 2021



Jackie Waddell  
4970 Blue Springs Rd  
Hiwassee, VA 24347

Subject: Sewage Disposal System SAP Review: **121-STS-12526**

Property Location: **4970 Blue Springs Rd, Hiwassee 24347**

Tax Map ID: **126-A 41**

Subdivision:                      Section:                      Lot:

Dear Jackie Waddell

Please find enclosed the SAP Review Approval for your sewage disposal system, I.D. No. **121-STS-12526**. We would advise that you keep these documents in a safe place for reference in the event that you this information is needed. Also included are maintenance suggestions for helping you to take care of the system. Listed below are links to excellent online resources regarding septic systems:

[www.epa.gov/septic/how-care-your-septic-system](http://www.epa.gov/septic/how-care-your-septic-system)

[www.nesc.wvu.edu/pdf/ww/septic/pl\\_fall04.pdf](http://www.nesc.wvu.edu/pdf/ww/septic/pl_fall04.pdf)

Please call the local health department (540) 585-3383 if we can be of further assistance to you.

Sincerely,

A handwritten signature in dark ink, appearing to read "JS Snelson".

Jonathan Snelson  
Environmental Health Specialist, Sr.

# Commonwealth of Virginia

Application for: ☐ Sewage System ☐ Water Supply

Owner Jacquelyn Hopkins Waddell

Mailing Address \_\_\_\_\_

Agent Clayton Homes of Dublin

Mailing Address 4810 Cleburne Blvd.

Dublin VA 24084

Site Address 4970 Blue Springs Rd

Hiwassee VA 24347

Directions to Property: 81 to Exit 109 T-2 go to stop Take Childress to Blue Springs 1/4 on Left

Subdivision \_\_\_\_\_

Section \_\_\_\_\_

Block \_\_\_\_\_

Lot \_\_\_\_\_

Tax Map 26-A-41

Other Property Identification 008976

Dimension/Acreage of Property 1.55

## Sewage System

Type of Approval: Applicants for new construction are advised to apply for a certification letter to determine if land is suitable for a sewage system and to apply for a construction permit (valid for 18 months) only when ready to build.

☐ Certification Letter ☐ Construction Permit ☐ Voluntary Upgrade ☐ Repair Permit ☐ Minor Modification

Proposed Use:

SAP

Single Family Home (Number of Bedrooms 2)

Multi-Family Dwelling (Total Number of Bedrooms \_\_\_\_\_)

Other (describe) \_\_\_\_\_

Basement? ☐ Yes ☒ No

Walk-out Basement? ☐ Yes ☒ No

Fixtures in Basement? ☐ Yes ☒ No

Conditional permit desired? ☐ Yes ☒ No

If yes, which conditions do you want?

☐ Reduced water flow ☐ Limited Occupancy ☐ Intermittent or seasonal use ☐ Temporary use not to exceed 1 year

Do you wish to apply for a betterment loan eligibility letter? ☐ Yes ☒ No \*There is a \$50 fee for determination of eligibility.

## Water Supply

Will the water supply be ☐ Public or ☒ Private?

Is the water supply ☐ Existing or ☒ Proposed?

If proposed, is this a replacement well? ☐ Yes ☒ No

If yes, will the old well be abandoned? ☐ Yes ☒ No

Will any buildings within 50' of the proposed well be termite treated? ☐ Yes ☒ No

Well Type (e.g. domestic use, agricultural, irrigation, etc.) \_\_\_\_\_

## All Applicants

Is this property indeed to serve as your (owners) principal place of residence? ☒ Yes ☐ No

All applications must be accompanied by private sector evaluations and designs, unless a petition for VDH services is approved. Is a Petition for Service form attached? ☒ Yes ☐ No

In order for VDH to process your application for a sewage system you must attach a plat of the property and a site sketch. For water supplies, a plat of the property is recommended and a site sketch is required. The site sketch should show your property lines, actual and/or proposed buildings and the desired location of your well and/or sewage system. When the site evaluation is conducted the property lines, building location and the proposed well and sewage sites must be clearly marked and the property sufficiently visible to see the topography. I give permission to the Virginia Department of Health to enter onto the property described during normal business hours for the purpose of processing this application and to perform quality assurance checks of evaluations and designs certified by a private sector Onsite Soil Evaluator or Professional Engineer as necessary until the sewage disposal system and/or private water supply has been constructed and approved.

Signature of Owner/Agent Jacquelyn Hopkins Waddell

Date 3/22/21



Attachment 2b: Request for Health Department Review  
To Be Completed By Property Owner Or Agent:

Owner Name: Jackie Waddell  
Mailing Address: 4970 Blue Springs Rd.  
Hillside VA 24347  
e-mail address: \_\_\_\_\_

Home Telephone: 540-505-2393  
Office Telephone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

Agent Name: Southwest Soil Inc.  
Mailing Address: 305 Oak St.  
Hillside VA 24345  
e-mail address: \_\_\_\_\_

Home Telephone: \_\_\_\_\_  
Office Telephone: 276-728-3222  
Cell Phone: \_\_\_\_\_

Property Location (provide directions from local health department):  
4970 Blue Springs Road Hillside VA

Tax Map: 126-A-41

Subdivision Name (if applicable): \_\_\_\_\_

PIN # \_\_\_\_\_

Lot # \_\_\_\_\_

Current Use (include # of Bedrooms): 2

Proposed Use (include # of Bedrooms): 2

Please attach any recent records of onsite system (Pump-outs, or Operation and Maintenance Reports).  
Has property been occupied during previous 30 day period: ☒ Y or ☐ N

The septic tank and distribution box are uncovered for inspection. ☒ Y or ☐ N Components will be uncovered by \_\_\_\_\_ (date).  
(To prevent potential damage to the system VDH recommends homeowners first contact Miss Utility for marking any underground utilities. The septic tank and distribution box should be carefully excavated by hand.)

Uncovering the septic tank and distribution box would cause an undue hardship: ☐ Y or ☒ N If Y reasons for hardship:

(Examples of hardship: system is relatively new, recently pumped, accurate records exist, or excavation would likely damage components.)

Related Building Permit #: \_\_\_\_\_

Health Department I.D.#: 83-160-0232

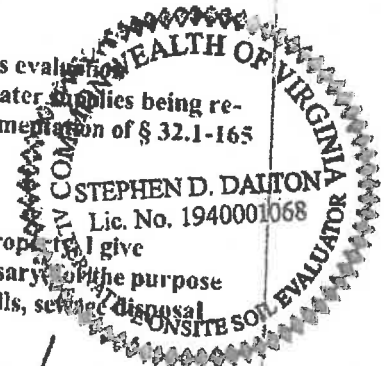
PLEASE READ CAREFULLY:

This report is only intended to address the above referenced request and does not address evaluation of procedures for sewage systems being sold through real estate transfers, or systems and water supplies being re-used as part of a subdivision process. This document specifically addresses VDH's implementation of § 32.1-165 of the Code of Virginia and is not to be used for any unauthorized use.

The property boundaries and building locations are clearly marked or identified at the property. I give permission to the Virginia Department of Health to enter the property described, if necessary, for the purpose of processing this application. An accurate sketch of the property, existing structures, wells, sewage disposal systems, and proposed structure(s) is attached.

Owner/Agent Signature: [Signature]

Date: 3/18/21



Attachment 3a:

Findings:

Review pursuant to Va. Code § 32.1-165

Name: Stephen Dalton

Phone Number: 276-728-3222

Subdivision: (If Applicable) \_\_\_\_\_ Section: \_\_\_\_\_ Lot: \_\_\_\_\_

Physical Address: 4970 Blue Springs Rd. Hiwassee

Is the existing onsite sewage system safe, adequate and proper or approvable as nonconforming for the proposed use?

☒ (YES) Comments: Septic Tank and distribution box were inspected and water tested on 3/11/21. System is safe, adequate, + proper for new home.

☐ (NO) Comments: \_\_\_\_\_

Other Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that each evaluation is based on a case by case basis and may or may not include a Department site visit. There is no guarantee given or implied that this sewage disposal system will continue to function properly in the future. In the event of a sewage disposal malfunction, the owner will be responsible for any repairs or other actions deemed necessary by the Department to correct the situation.

Turn Document Over for Site Sketch and Signature.



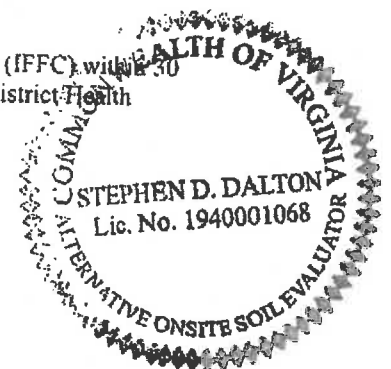
GMP #2017-03  
September 1, 2017  
Page 13 of 29

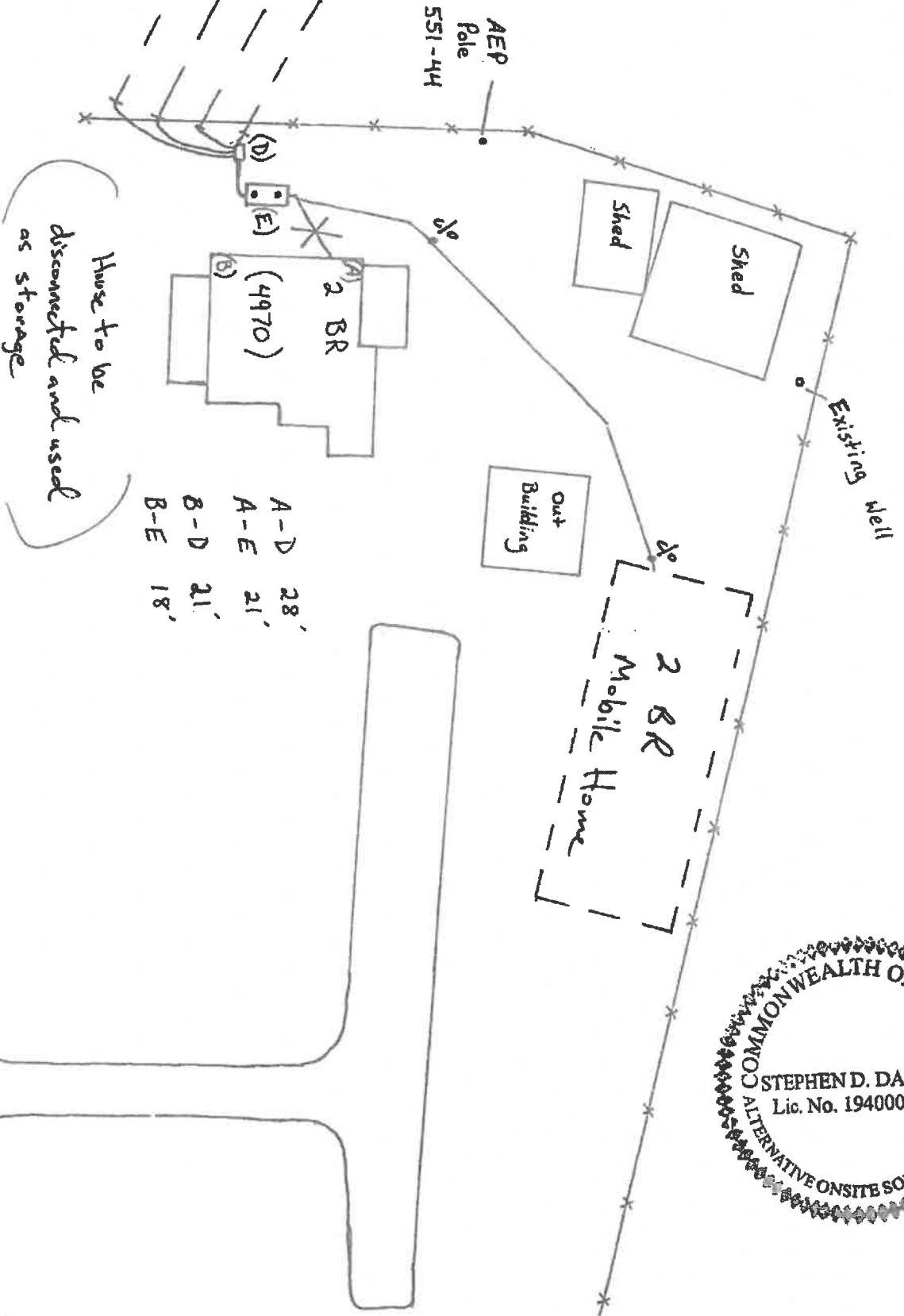
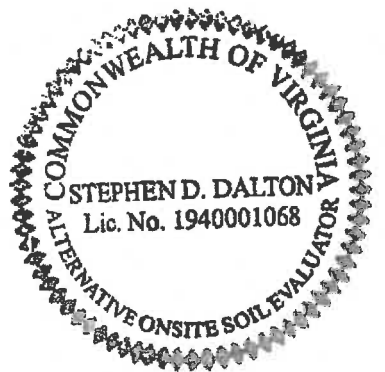
Site Sketch:

SIGNATURE: 

DATE: 3/18/21

An owner may challenge a denial by requesting an Informal Fact-Finding Conference (IFFC) within 30 days of receipt of a decision. All requests for an IFFC must be sent in writing to the District Health Director and cite the reason or reasons for the request.





Blue Springs Rd



Planning and zoning

Attn: Bre Hopkins

We live at 4970 Blue Springs Rd Hiwassee Va 24347. We are asking for a special use permit to put a double wide mobile home on our property. I am 67 and have very bad copd on oxgen my wife is 66 we live in a two story farm house with no bed room down stairs and I can't go up and down stairs anymore

The farm house is 121 years old and has been in the family for a very long time. We don't want it removed plus we don't have the money to do that anyway. At the time we bought the double wide we didn't know you couldn't have a storage building taller than your house we want to use it to store some of our things in. the double wide is a open floor plan which makes it easier to get around in with oxgen

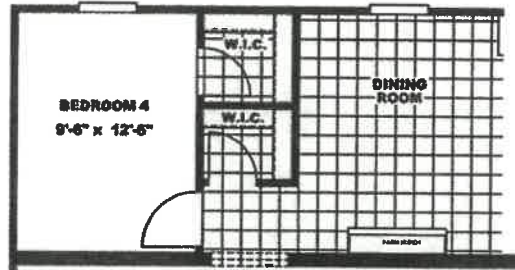
Thank you. Harvey and Jackie Waddell.

# Rutledge

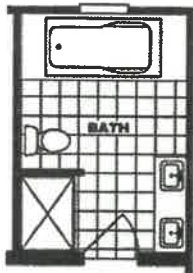
Opening doors to a better life.

*Waddell*

## CLASSIC 56D - 25CLA28563DH



**4TH BEDROOM OPTION  
(REPLACES FAMILY ROOM)**



**GLAMOUR BATH OPT.**



### Plan Details

Bedrooms	3 2
Bathrooms	2
Sq Feet	1568
Width	28
Depth	56



2018000135.003

LOT	PERMIT #	DATE
128-441	PERMIT #83-180-0232	
TRACT 'A' & B	GRANTY MANN AND RESERVE	

DOUGLAS G. THOMAS  
HEATHER B. THOMAS  
T.P. 128-A 41  
P.L.D. 008978  
INSTR. 2005013350

WILLIAM LEE TEEL  
JENNIFER CRELL WATLOW  
T.P. 128-A 41  
P.L.D. 023116  
D.B. 448 PG. 841

WILLIAM RAY WATLOW  
JENNIFER CRELL WATLOW  
T.P. 128-A 41  
P.L.D. 150280  
INSTR. 2005013350  
INSTR. 2017003146 (PLAT)

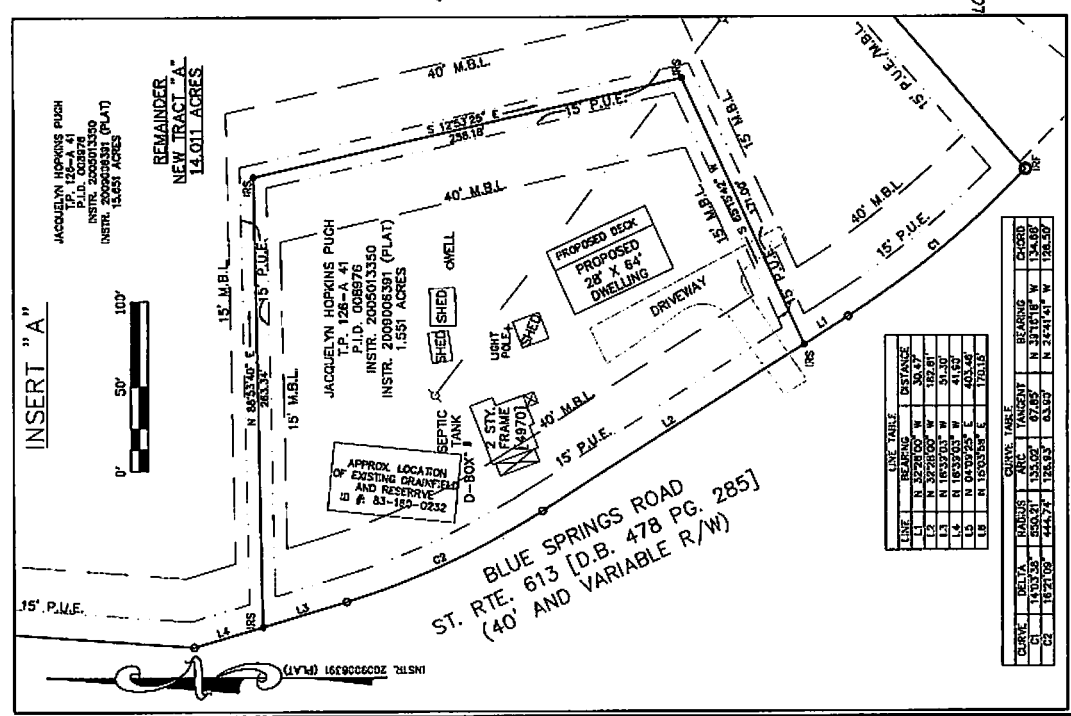
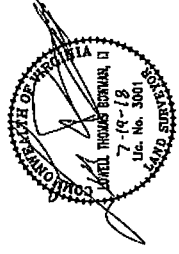
# PLAT OF SURVEY FOR JACQUELYN HOPKINS PUGH SHOWING THE MINOR SUBDIVISION OF TAX PARCEL 128-A 41 (15.651 ACRES) WHERE AS

TAX PARCEL 128-A 41 WILL BECOME (1.551 ACRES) AND THE REMAINDER  
WILL BECOME THE CREATION OF NEW TRACT "A" 14.100 ACRES  
SITUATED ALONG BLUE SPRINGS ROAD AND  
LOCATED IN THE RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

JOB NO: 18005 FIELD WORK: 4/03/18 C.A.D: 4/04/18  
REVISED: 5/08/18 REVISED: 5/22/18

SHEET 2 OF 2  
RECOMMENDED BY: LONNIE W. CONNER, CLERK BY VOL.  
RECEIVED BY: LONNIE W. CONNER, CLERK BY VOL.  
DATE: 5/22/18 AT 12:31 PM

SURVEYED BY:  
LOWELL THOMAS BOHMAN, III, LS  
P.O. BOX 500  
RIVER, VIRGINIA 24073  
PHONE: 276-733-8203



## INSERT "A"

JACQUELYN HOPKINS PUGH  
T.P. 128-A 41  
P.L.D. 008978  
INSTR. 2005013350  
INSTR. 2009005391 (PLAT)  
1.551 ACRES

REMAINDER  
NEW TRACT "A"  
14.101 ACRES

APPROX. LOCATION  
OF EXISTING GRAINFIELD  
AND RESERVE  
IS # 83-180-0232

BLUE SPRINGS ROAD  
ST. RTE. 613 [D.B. 478 PG. 285]  
(40' AND VARIABLE R/W)

LINE	BEARING	DISTANCE
L1	N 82°28'00" W	30.47'
L2	N 37°28'00" W	182.81'
L3	N 16°53'00" W	91.30'
L4	N 04°03'25" E	403.44'
L5	N 15°03'58" E	170.13'

CURVE	BEVY	ARC	CHORD	ANGLE	CHORD BEVY	CHORD ARC
1	15.12%	135.00'	135.00'	90.00°	N 37°11'18" W	134.98'
2	15.7108%	444.74'	126.63'	61.67°	N 24°41'41" W	126.59'