



MONTGOMERY COUNTY, VIRGINIA

Rezoning Application Form

Rezoning, Conditional Zoning, Proffer Amendment

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073
540-394-2148 | mcplan@montgomerycountyva.gov

Application Request: (Please check one) Conditional Rezoning Rezoning Amend Proffers

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): RWW36 LLC - CONTACT ROGER WOODY	Address: 144 OAK TREE BOULEVARD CHRISTIANSBURG, VA 24073
Telephone: 540-382-5885	Email: SCHB@SWVA.NET

Applicant Name: Owner Contract Purchaser/Lessee CAVERN LLC - CONTACT DEEP PATEL	Address: 5721 FALLBROOKE DRIVE SALEM, VA 24153
Telephone: 540-353-3800	Email: DEEPPATEL696@YAHOO.COM

Representative Name and Company: STEVE SEMONES - BALZER & ASSOCIATES	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG, VA 24073
Telephone: 540-381-4290	Email: SSEMONES@BALZER.CC

Property Description:

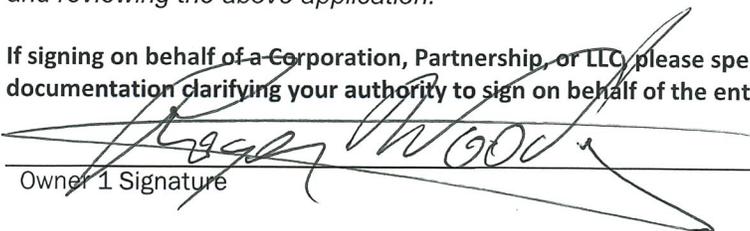
Location or Address: (Describe in relation to nearest intersection) INTERSECTION OF TYLER ROAD AND MEADOW CREEK ROAD		
Parcel ID Number(s): 002244, 008938, 008939	Acreage: 9.035	Existing Zoning: GB - with proffered conditions
Comprehensive Plan Designation: URBAN EXPANSION / UDA	Existing Use: VACANT	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Zoning (Include Acreage): GB - with proffered conditions
Proposed Use: Gas/Convenience Store, Restaurant and other by-right GB uses as described in the application narrative and proffer statement

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.


Owner 1 Signature 6/3/2024
Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date


Applicant Signature 6/3/2024
Date


Representative/Agent Signature 6/3/2024
Date

Parcel ID Number: _____

Board of Supervisors Ordinance No: _____

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

Voluntary Proffer Statement Form

Date (include revision dates): June 3, 2024

Applicant Name: Cavern LLC

Owner(s) Name: RWW36 LLC

Applicant Address: 5721 Fallbrooke Drive

Owner Address: 144 Oak Tree Blvd

Saem, VA 24153

Christiansburg, VA 24073

Applicant Name: RWW36 LLC

Applicant Address: 144 Oak Tree Blvd

Christiansburg, VA 24073

Project Name: RWW36-TYLER ROAD & MEADOW CREEK ROAD COMMERCIAL DEVELOPMENT

Property Description: THREE PARCELS LOCATED AT THE INTERSECTION OF TYLER ROAD AND MEADOW CREEK ROAD WITH A PORTION OF IT ALSO ADJACENT TO BARN ROAD. THE PROPERTY IS CURRENTLY VACANT AND WAS MASS GRADED IN 2015. THE SITE AREA THAT WAS GRADED WAS SEEDED AND STABILIZED. THE SITE HAS THREE EXISTING CONCRETE COMMERCIAL ENTRANCES THAT WILL BE THE LOCATIONS OF ANY FUTURE COMMERCIAL ENTRANCES ALONG MEADOW CREEK ROAD AND BARN ROAD. THESE WERE INSTALLED AS PART OF THE MEADOW CREEK ROAD ALIGNMENT PROJECT.

Magisterial District: RINER Parcel ID Number(s): 002244, 008938, 008939

Current Zoning District: GB with proffers Requested Zoning District(s): GB with proffers

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

- 1) *Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z3 dated June 3, 2024.*
- 2) *The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available. There is a limited amount of water and sewer capacity available for development in the 177 Corridor before infrastructure improvements are needed to increase capacity. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property.*
- 3) *The right in/right out entrance shall be approved and constructed prior to the issuance of a certificate of occupancy for the convenience store building as shown on the approved Master Plan.*
- 4) *The following by-right uses in General Business shall not be permitted upon rezoning:*
 - a. *apartment as accessory use*
 - b. *building material sales*
 - c. *cemetery*
 - d. *church*
 - e. *civic club*
 - f. *crematorium*
 - g. *custom meat cutting- processing and sales*
 - h. *funeral home*
 - i. *homeless shelter*
 - j. *pet-household*
 - k. *public utility lines, other distribution or collection facility*
 - l. *school*
 - m. *garden center*
- 5) *The following architectural standards of the development will be incorporated into the development to provide compatibility with commercial uses on the 177 Corridor:*
 - a. *No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless screened from ground level. Flat roofs shall have a parapet wall tall enough in height to screen any roof mounted mechanical equipment.*
 - b. *The exposed portions of all exterior wall surfaces of each building on the Property (excluding rooftop screening materials for mechanical equipment) shall be designed and constructed of similar materials. This proffer shall not preclude the use of a design that alternates a combination of permitted materials for architectural effect. Building materials shall consist primarily of brick, stone, split face block, EIFS such as Dryvit, cementitious siding. Accent materials such as additional glazing and/or decorative metal panels shall be allowed.*
 - c. *Roofing materials for pitched roofs shall be metal, natural or composite shingle. Buildings with flat roofs shall have a decorative cornice at the top of all walls.*

- d. *When a building is adjacent to a public right of way, architectural detail shall be incorporated to create architectural character on the building faces that are visible from that public right of way. Detail includes highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries.*
- e. *Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings when visible from a public right of way.*
- f. *Building elevations shall be included with all site plan submittals.*
- g. *Prefabricated metal buildings with vertical metal siding shall be prohibited.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County's Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by
_____.”

Notary Public

My Commission Expires: _____

Applicant/Owner Name: _____

Title and/or Company: _____

Signature: _____

State of _____ County of _____

“The foregoing instrument was acknowledged before me this _____ day of _____, 2022 by
_____.”

Notary Public

My Commission Expires: _____

**REZONING AMENDMENT APPLICATION
FOR**

**RWW36 PROPERTY
TYLER ROAD AND
MEADOW CREEK ROAD
COMMERCIAL DEVELOPMENT**

**TAX PARCEL #104-4-47, #104-A 27A & #104-A 27B
PARCEL ID #002244, #008938 & #008939**

June 3, 2024

PREPARED FOR: RWW36, LLC
144 OAK TREE BOULEVARD
CHRISTIANSBURG, VA 24073

CAVERN, LLC
5721 FALLBROOKE DRIVE
SALEM, VA 24153

PREPARED BY: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET SUITE H
CHRISTIANSBURG, VA 24073

**RWW36 PROPERTY - TYLER ROAD AND MEADOW CREEK ROAD
COMMERCIAL DEVELOPMENT
COMPREHENSIVE PLAN JUSTIFICATION**

Property and Project Description

The property described in the Rezoning application is currently zoned General Business GB. The property was originally rezoned to GB in 2009 and included a binding masterplan. That rezoning was amended in 2010 with a new masterplan and proffers. Part of that masterplan included the realignment and construction of Meadow Creek Road. Over the last 15 years, some work has occurred on the property including, the construction of Meadow Creek Road, a mass grading of the property to set up future development and the construction of a semi-regional stormwater management facility to serve this property and future development area on Carilion. However, the original rezoning area included property owned by the Young family who after rezoning, decided not to sell their property to RWW36. The final VDOT alignment of Meadow Creek Road also differed from the approved masterplan. Both changes make the previously approved masterplan unbuildable. Thus, any development on the site requires the previous rezoning approval to be amended. The property is now a total of 9.035 acres in area and currently is vacant. No use has existed on the property in the last couple of decades other than a small rental house. The property was cleared, and mass graded in 2015 to allow for future building pad sites. The previous grading plan for this mass grading was prepared by Balzer and Associates and approved by Montgomery County. The proposed rezoning request is to amend the previously approved rezoning application and proffer statement to better reflect the available developable property and the new uses currently planned. The breakdown of the proposed parcels is as follows:

- 1) Parcel #1 as shown on attached Existing Conditions Sheet Z1
Tax Map ID# 104-4-47 & Parcel ID# 002244
Total Existing Acreage: 5.161 ac
Northside Acreage: 1.168 ac
Southside Acreage: 3.993 ac

- 2) Parcel #2 as shown on attached Existing Conditions Sheet Z1
Tax Map ID# 104-A 27A & Parcel ID# 008938
Existing Acreage: 3.204 ac

- 3) Parcel #3 as shown on attached Existing Conditions Sheet Z1
Tax Map ID# 104-4-27B & Parcel ID# 008939
Existing Acreage: 0.670 ac

The proposal is for Cavern LLC to purchase the property on the southside of the relocated Meadow Creek Road from RWW36, LLC and to construct a new approximately 7,000 sf commercial building on the southside of Meadow Creek Road that would consist of 5,000 sf of convenience store with fuel and a 2,000 sf restaurant with a drive thru. Both of these uses were shown on the original approved masterplan but

in a slightly different configuration than currently proposed. The remaining site area would contain the required parking area, ten fueling stations, drive thru lanes, lighting, and a dumpster. This project will only impact a portion of the southern property purchased as there will be additional land that fronts on Barn Road that may be developed in the future. The property on the northern side of Meadow Creek Road will stay under the ownership of RWW36 LLC and is not proposed for any specific development at this time.

The requested rezoning amendment to the existing GB General Business would allow for a future land use that is in keeping with the original approval and in accordance with the Montgomery County Comprehensive Plan and the 177 Corridor Plan which designates this area as Urban Expansion. Urban Expansion areas are areas which have been designated as preferred locations for new residential and nonresidential development. These areas are adjacent to the Town boundaries or in high growth corridors and are intended for growth due to existing population, transportation access and accessible public utilities. The Urban Expansion areas also allow for development that will be compatible to existing development within the corporate limits.

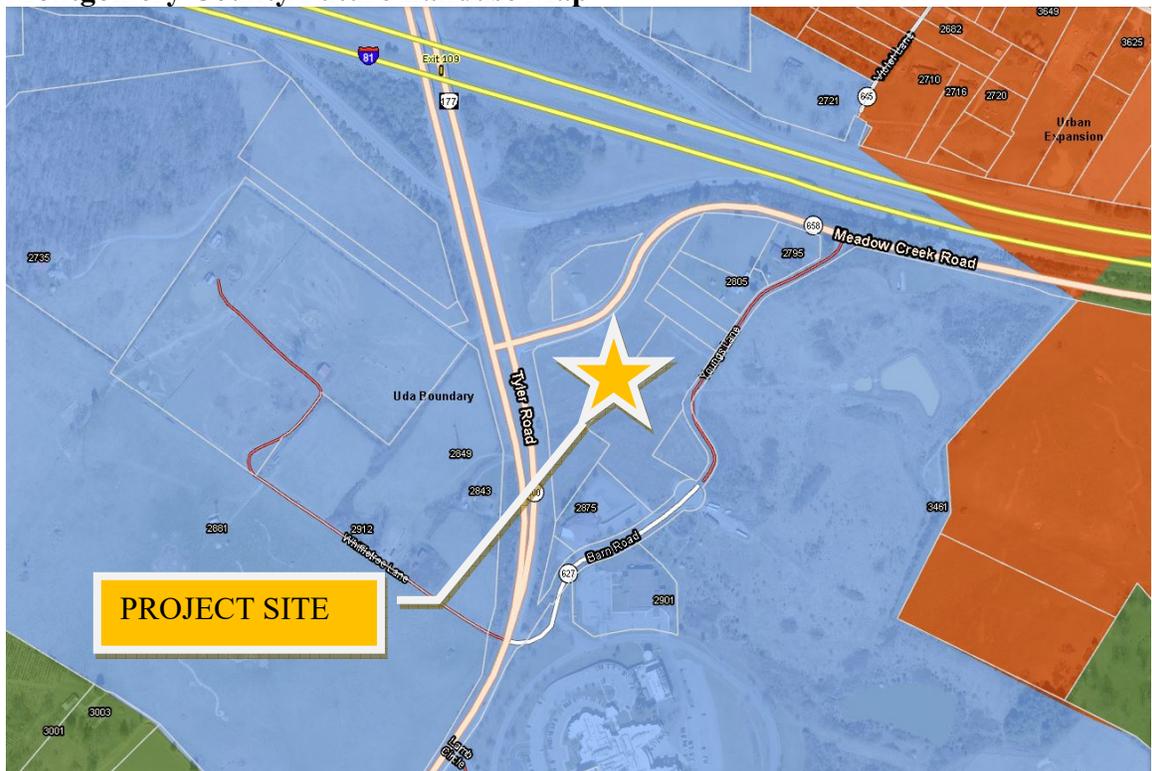
Given the site constraints and necessary compliance with specific zoning regulations, the current layout gives a realistic build out density to use for projecting water and sewer usage as well as transportation planning. The detailed assumptions made for these infrastructure improvements are detailed in the Traffic Impact Analysis and the Water and Sewer Service section of this application.

The attached rezoning exhibit labeled Z3 shows the Master Plan layout and designates the building areas, parking areas, and entrance improvements. If approved, the property would be required to submit a site plan and building plans in accordance with County requirements.

Montgomery County Zoning Map



Montgomery County Future Landuse Map



The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) PLU 1.8.2 – The development is proposed within a planned corridor area (177 Corridor) and is under the review of Montgomery County and the City of Radford.
- 2) PLU 1.8.4.c,e – The overall development provides commercial uses and is compatible with development within the corporate limits. It also provides opportunities for pedestrian and vehicular circulation throughout the development.
- 3) PLU 1.8.5.a,c / 2.1.b – The development will have public utilities and will allow for effective transportation strategies.
- 4) PLU 1.8.6 – Due to the project being located in the 177 Corridor, Montgomery County and the City of Radford had coordinated on this area being designated for commercial expansion.
- 5) PLU 2.1a – The commercial development is located within an area designated Urban Expansion.
- 6) PLU 2.1.f – The development will provide safe pedestrian walkways to land uses.
- 7) PLU 2.1.c,e, TRN 1.3.2 – The proposed site entrances will be safely designed and will be constructed at the owner’s expense. The proposed site access and reserved right of way will allow for future interconnections with adjacent properties.
- 8) PLU 2.1.d, f – The development will have pedestrian access between uses.
- 9) PLU 2.1.g – The development will have buffers along all uses with lower intensities as well as increased buffers as required by the 177 Corridor Overlay regulations.
- 10) ENV 3.2.4 – The development will minimize any negative effect on water quality.
- 11) ENV 5.6 – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 12) ENV 6.5 – The proposed development is maintaining existing drainage patterns for stormwater management.
- 13) ENV 7.0 – The proposed development is maintaining water quality and protecting downstream properties with stormwater management techniques.
- 14) TRN 1.3.2, TRN 1.3.5 – Interconnectivity of roads and walkways will be provided.
- 15) TRN 1.4.2 – Access to the proposed higher intensity uses will be within the property as opposed to accessing off of a major thoroughfare, i.e.. Tyler Road. Each use will not have its own entrance off of Tyler Road.
- 16) TRN 2.4.1 – The proposed main entrance location meets the access management requirements in the 177 Corridor Plan.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **VA 177/ Tyler Avenue Corridor Area** and **The Route 177 Gateway Area Plan** are the following:

- 1) The proposed main entrance to the project off Tyler Road is where the existing Meadow Creek Rd cross-over with Tyler Rd is located and other access points will be in accordance with VDOT Access Management Guidelines.
- 2) Additional landscape buffer requirements will be adhered to based on the Corridor Plan.
- 3) The development meets the uses allowed by the Future Land Use Map.
- 4) Any utility upgrades required as a result of the proposed development would be installed by the developer.
- 5) The use proposed is considered a Service-Oriented use and is in the appropriate land use area as shown on Figure 7, Page 14.

Water & Sewer Service

The proposed rezoning area is on the east side of Tyler Road and to the south of Interstate 81 Northbound and adjacent to the relocated Meadow Creek Road. Currently the site does have public 8" water and public 8" sewer service located adjacent to the parcel boundaries along the southern property line adjacent to Barn Road. The main connection to the Montgomery County Public Service Authority (PSA) operated water and sewer is located on Barn Road. Both the water and sewer will be extended appropriately into the subject property and designed to allow future connections to adjacent parcels. All public utility easements will be dedicated as required by Montgomery County PSA standards.

According to the letter provided to the owner from the PSA on June 22, 2009, the pump station has an additional 40,000 gallons of capacity and the sewer system has 103,000 gallons of remaining capacity. These numbers were confirmed to be consistent as of 5/13/2024 based on information received from the current PSA Director as no additional development has occurred in this corridor since the original letter issued in 2009. As noted below, preliminary flow estimates for this Phase I development are below the 40,000 gpd capacity so no improvements to pump station are anticipated. Coordination with the PSA will be necessary to ensure that the pump station can be upgraded in the future by others as adjacent property develops.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses:

PHASE I

Gas Service Station

Gas/Service Station: 5,000 Square Foot Gas Station With 10 Vehicle Fueling Positions

Design Assumptions and Calculations:

1. From ITE Trip Generation Spreadsheet, a service station with 10 vehicle fueling positions will generate approximately 2,571 vehicles per day
2. Water and Sewer Usage for gas service stations is 10 gal/day per vehicle = 25,713 gal/day

Total Water/Sewer Usage = **25,713 gallons per day**

Restaurant within Gas Station

Restaurant: 2,000 Square Foot Total Floor Area

Design Assumptions and Calculations:

1. Assume approximately 500 sf of kitchen & waiting areas leaving 1,500 square feet of seating/dining areas
2. Per state code, maximum occupancy is 1 person/15 square feet of seating space = 100 person
3. Water and Sewer usage for restaurants is 100 gal/day per seat = 10,000 gal/day

Total Water/Sewer Usage By Restaurant = **10,000 gal/day**

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED PHASE I DEVELOPMENT = 35,713 gallons per day

Future Phases of Development water and sewer usages are unknown at this time as there is not a confirmed use to be built on those portions of the property.

All water and sewer usage rates per taken from the Virginia Department of Health Design and Construction criteria table 5.1.

The subject property is identified in the Montgomery County Comprehensive Plan as Urban Development Area (UDA). The Comprehensive Plan identifies Urban Development Areas as those areas designated by the County as appropriate for higher density and intensity residential and commercial development over the next 10-20 years and which have public utilities available to them.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the County, will comply with the regulations and standards of the County and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

Roads

As mentioned previously, Meadow Creek was realigned as part of a VDOT Revenue Sharing project several years ago. As part of that project, two commercial entrances were installed to serve the northern and southern adjacent properties. The proposed development conceptual plan shows the location of the existing entrances and the Phase I development plans to use that existing southern commercial entrance. It is also proposed to install a right in/right out access point on Tyler Road approximately 305' south of the Meadow Creek Road intersection. This entrance was proposed on the amended 2010

rezoning as well. All entrances will be designed to meet VDOT commercial entrance standard guidelines as well as to service the vehicles that will be utilizing the development, such as tractor trailers. All access aisles and parking areas internal to the project will be private and will be designed to Montgomery County standards. Access to future development phases nearest Barn Road would likely be accessed from Barn Road due to topographical challenges and the overhead powerline infrastructure and easements.

Upon review of the ITE Trip Generation manual-11th Edition, the project is expected to generate the following additional vehicle trips.

Use	ITE Code	SF/Units	Daily	AM In	AM Out	AM Hour	PM In	PM Out	PM Hour
Convenience Store/Gas Station – GFA(4-5.5k)	945	10 Fueling Positions	2,571	135	135	270	114	114	228
10% Internal Capture			-257	-14	-14	-27	-11	-11	-23
Adj. External Trips			2,314	121	121	243	103	103	205
Fast Food Restaurant with Drive-Thru Window	934	2,000 sf	935	45	44	89	34	32	66
10% Internal Capture			-94	-5	-4	-9	-3	-3	-7
Adj. External Trips			841	40	40	80	31	29	59
TOTAL External Trips			3,155	161	161	323	134	132	264

*Includes only full buildout of Phase I. An internal capture reduction of 10% has been applied to both uses as recommended by VDOT for this project. Internal capture reductions are used when uses onsite overlap customers such as someone stopping to get gas and while there, getting food at the restaurant.

Use	ITE Code	SF/Units	Daily	AM In	AM Out	AM Hour	PM In	PM Out	PM Hour
Convenience Store/Gas Station – GFA(4-5.5k)	945	10 Fueling Positions	2,571	135	135	270	114	114	228
76% Pass-by Trips			-	-92	-92	-185	-78	-78	-156
New Trips			555	29	29	58	25	25	49
Fast Food Restaurant with Drive-Thru Window	934	2,000 sf	935	45	44	89	34	32	66
43% Pass-by Trips			-362	-17	-17	-34	-13	-12	-25
New Trips			479	23	23	46	18	17	34
TOTAL New Trips			1,034	52	52	104	43	42	83

*Includes only full buildout of Phase I. A Pass-By reduction rate has been applied to both uses as recommended by VDOT for this project. Pass-by reduction for total new trip calculations takes into account the percentage of future customers that are already using the road network, thus “passing by” the site already. The remaining trips would be new trips by customers coming to the project site specifically for the proposed uses that would not typically be on the road serving the project. The gas station has a 76% reduction rate applied and the fast food has a 43% reduction rate applied.

It is important to note that the 2010 rezoning approval included uses that totaled 7,752 average daily trips, 588 AM peak hour trips and 713 PM peak hour trips. With the overall reduced developable area, it is unlikely that future phase development would support uses that would generate enough trips per day to equal or exceed the 2010 estimates.

Tyler Road Left Turn Lane Analysis:

Existing Traffic on Tyler Road (2022 VDOT Published Data)

ADT = 7,246

K Factor of 0.091 = 659 Peak Trips

Directional Factor of 0.6 = 395 & 264 Directional Peak Trips

Existing Traffic on Meadow Creek Road (2022 VDOT Published Data)

ADT = 3,576

K Factor of 0.104 = 372 Peak Trips

Directional Factor of 0.69 = 256 & 116 Directional Peak Trips

Project Site Trips

AM Peak In Trips: $161 \times 0.6 = 97$ Southbound Left Trips and 64 Northbound Right trips

As the project is only anticipated to produce 1,034 new average daily trips and only 104 trips in the peak hour at full buildout, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. The trip generation estimated for the project along with the existing traffic on Tyler Road does indicate that a left turn lane from Tyler Road to Meadow Creek Road may be warranted. This documentation has been relayed to VDOT for review. VDOT representatives indicate they will provide additional direction regarding this issue at a later date. Should a turn lane be required, the applicant would be responsible for associated costs with that turn lane.

Water Quality & Stormwater Management Standards

A semi-regional stormwater management facility was designed and then constructed in 2017 to serve this development area and certain future developable areas of Carilion New River Valley Medical Center. The facility itself is located on hospital property with all easements and maintenance agreements in place. A current Virginia Stormwater Management Program (VSMP) / Construction General Permit (CGP) is active for the subject property which allows it to continue to use the existing pond. Should future development exceed previous assumptions, a project may be required to construct additional stormwater management improvements. However, as the subject area's developable area has been reduced, no additional stormwater management is anticipated for this project.

Project Phasing

The development is proposed to be constructed in two phases. Phase I will be the convenience store/restaurant on the south side of Meadow Creek Road. The parcel on the north does not currently have a final user or business defined so that development would occur in the future and would require a separate site plan to be submitted to the County for review and approval.

Property Maintenance

The property owners shall be responsible for maintenance of the property. A management company may be contracted which would oversee exterior maintenance required for the parking areas and overall lawn maintenance.

The project is proposing a trash enclosure onsite. The site plan shows a double dumpster with screening walls. All trash will be collected by a private service. Any trash receptacles will be screened per Montgomery County Zoning Ordinance requirements.

Landscaping/Buffering

Any landscaping required will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The landscaping along the frontage adjacent to Tyler Road is shown as a Type 3, the parcel lines adjacent to property with a residential use will have a 25' Type 4 Buffer, the frontage along I-81 will

have 20' type 4, and the parcel lines adjacent to properties of medical use shall have a 20' type 2 buffer as required by the matrix and the 177 Corridor Plan. These buffers should provide adequate screening for the property from adjacent properties and right of ways.

Site Lighting

Site lighting will be provided as specified in the Montgomery County Zoning Ordinance. All lighting plans including photometric drawings will be provided to the Montgomery County Planning Department as part of the site plan approval process.

Signage

The developer reserves the right to construct project identification signs at locations to be determined during the final construction plan development and approval process. Any proposed signage will be permitted separately, and the designs and sizes will meet the signage requirements as stated within the Montgomery County zoning ordinance.

Public School Impacts

As the property is being requested to be rezoned to General Business has no residential development uses proposed, the project will have no impact on the public school system.

ARCHITECTURAL EXAMPLES









BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

TYLER ROAD REZONING

EXISTING CONDITIONS

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

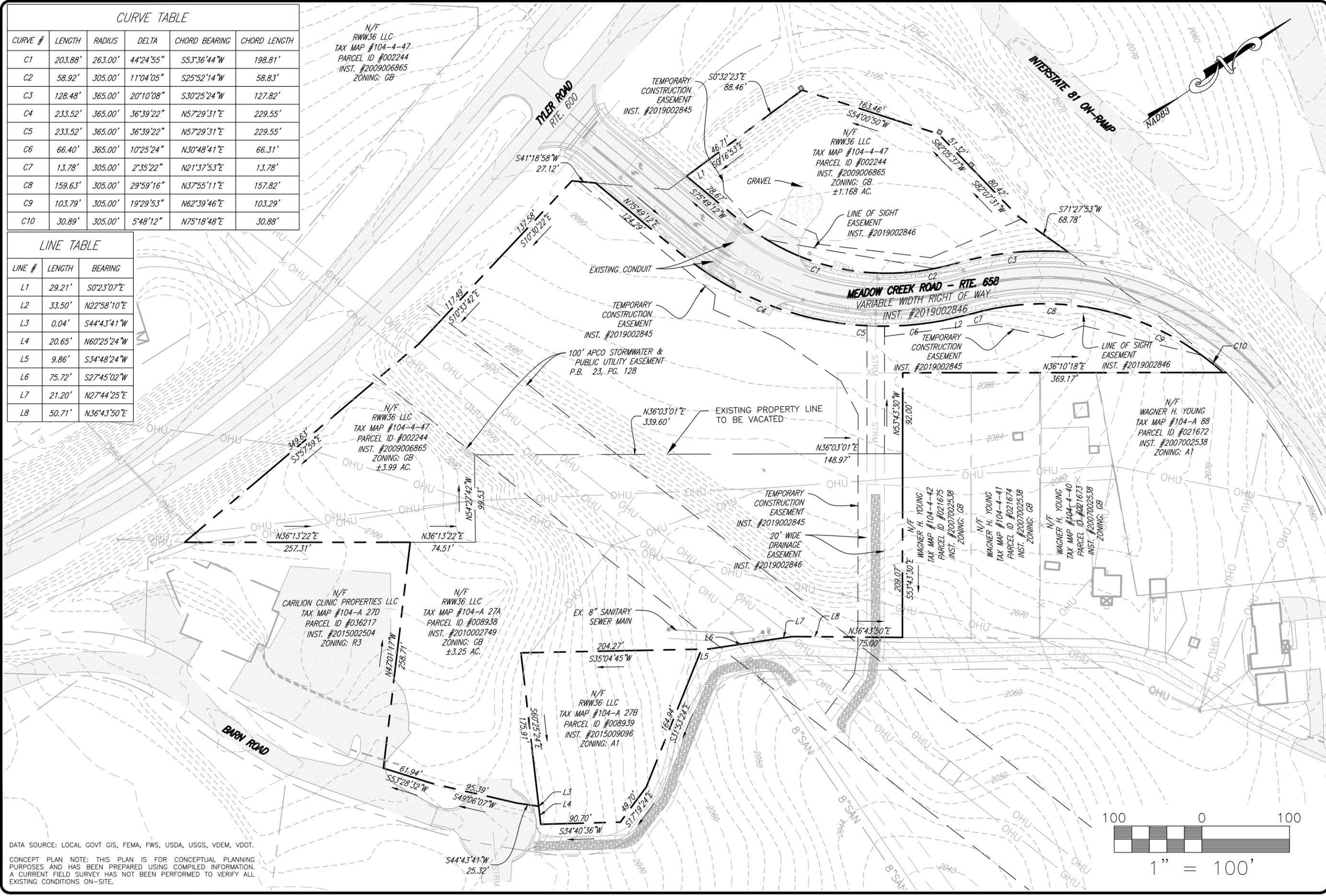
DRAWN BY SJW
 CHECKED BY SMS
 DATE 6/1/2024
 SCALE 1" = 100'
 REVISIONS

Z1

PROJECT NO 24240055.00

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	203.88'	263.00'	44°24'55"	S53°36'44"W	198.81'
C2	58.92'	305.00'	11°04'05"	S25°52'14"W	58.83'
C3	128.48'	365.00'	20°10'08"	S30°25'24"W	127.82'
C4	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C5	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C6	66.40'	365.00'	10°25'24"	N30°48'41"E	66.31'
C7	13.78'	305.00'	2°35'22"	N21°37'53"E	13.78'
C8	159.63'	305.00'	29°59'16"	N37°55'11"E	157.82'
C9	103.79'	305.00'	19°29'53"	N62°39'46"E	103.29'
C10	30.89'	305.00'	5°48'12"	N75°18'48"E	30.88'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.21'	S0°23'07"E
L2	33.50'	N22°58'10"E
L3	0.04'	S44°43'41"W
L4	20.65'	N60°25'24"W
L5	9.86'	S34°48'24"W
L6	75.72'	S27°45'02"W
L7	21.20'	N27°44'25"E
L8	50.71'	N36°43'50"E



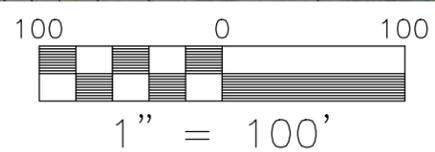
DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	203.88'	263.00'	44°24'55"	S53°36'44"W	198.81'
C2	58.92'	305.00'	11°04'05"	S25°52'14"W	58.83'
C3	128.48'	365.00'	20°10'08"	S30°25'24"W	127.82'
C4	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C5	233.52'	365.00'	36°39'22"	N57°29'31"E	229.55'
C6	66.40'	365.00'	10°25'24"	N30°48'41"E	66.31'
C7	13.78'	305.00'	2°35'22"	N21°37'53"E	13.78'
C8	159.63'	305.00'	29°59'16"	N37°55'11"E	157.82'
C9	103.79'	305.00'	19°29'53"	N62°39'46"E	103.29'
C10	30.89'	305.00'	5°48'12"	N75°18'48"E	30.88'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.21'	S0°23'07"E
L2	33.50'	N22°58'10"E
L3	0.04'	S44°43'41"W
L4	20.65'	N60°25'24"W
L5	9.86'	S34°48'24"W
L6	75.72'	S27°45'02"W
L7	21.20'	N27°44'25"E
L8	50.71'	N36°43'50"E



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TYLER ROAD REZONING
 EXISTING CONDITIONS WITH AERIAL IMAGERY

RINER MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DRAWN BY SJW
 CHECKED BY SMS
 DATE 6/1/2024
 SCALE 1" = 100'
 REVISIONS

Z2

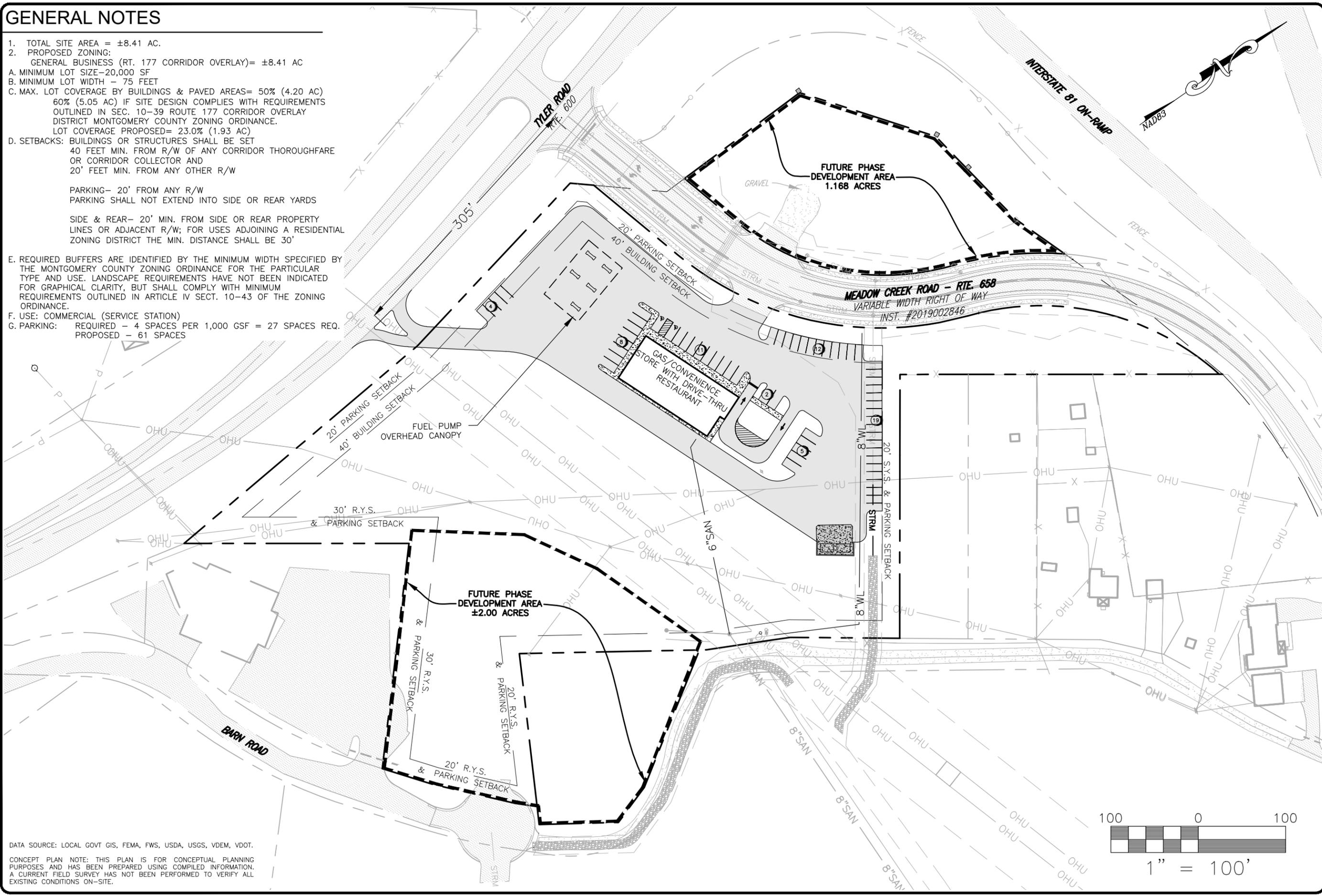
PROJECT NO 24240055.00

GENERAL NOTES

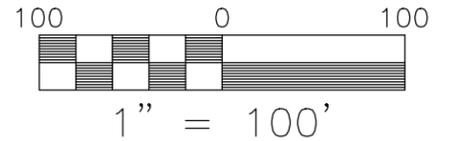
1. TOTAL SITE AREA = ±8.41 AC.
2. PROPOSED ZONING:
GENERAL BUSINESS (RT. 177 CORRIDOR OVERLAY)= ±8.41 AC
 - A. MINIMUM LOT SIZE-20,000 SF
 - B. MINIMUM LOT WIDTH - 75 FEET
 - C. MAX. LOT COVERAGE BY BUILDINGS & PAVED AREAS= 50% (4.20 AC)
60% (5.05 AC) IF SITE DESIGN COMPLIES WITH REQUIREMENTS OUTLINED IN SEC. 10-39 ROUTE 177 CORRIDOR OVERLAY DISTRICT MONTGOMERY COUNTY ZONING ORDINANCE.
LOT COVERAGE PROPOSED= 23.0% (1.93 AC)
 - D. SETBACKS: BUILDINGS OR STRUCTURES SHALL BE SET 40 FEET MIN. FROM R/W OF ANY CORRIDOR THOROUGHFARE OR CORRIDOR COLLECTOR AND 20' FEET MIN. FROM ANY OTHER R/W

PARKING- 20' FROM ANY R/W
PARKING SHALL NOT EXTEND INTO SIDE OR REAR YARDS

SIDE & REAR- 20' MIN. FROM SIDE OR REAR PROPERTY LINES OR ADJACENT R/W; FOR USES ADJOINING A RESIDENTIAL ZONING DISTRICT THE MIN. DISTANCE SHALL BE 30'
- E. REQUIRED BUFFERS ARE IDENTIFIED BY THE MINIMUM WIDTH SPECIFIED BY THE MONTGOMERY COUNTY ZONING ORDINANCE FOR THE PARTICULAR TYPE AND USE. LANDSCAPE REQUIREMENTS HAVE NOT BEEN INDICATED FOR GRAPHICAL CLARITY, BUT SHALL COMPLY WITH MINIMUM REQUIREMENTS OUTLINED IN ARTICLE IV SECT. 10-43 OF THE ZONING ORDINANCE.
- F. USE: COMMERCIAL (SERVICE STATION)
- G. PARKING: REQUIRED - 4 SPACES PER 1,000 GSF = 27 SPACES REQ.
PROPOSED - 61 SPACES



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TYLER ROAD REZONING

MASTER PLAN

RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY SJW
CHECKED BY SMS
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SCALE 1" = 100'
REVISIONS

Z3

PROJECT NO 24240055.00