



AGENDA
BEDFORD COUNTY PLANNING COMMISSION

County Administration Board Room
122 E. Main Street, Bedford, VA
Tuesday, May 19, 2020
7:00 p.m. – Regular meeting

Comment(s) for the Citizen Comment Period can be sent to the following address if you are unable to attend: pcpubliccomments@bedfordcountyva.gov.

1. Approval of Agenda
2. Approval of Minutes
3. Citizen Comment Period
4. Old Business:
5. New Business:
 - a) Zoning Ordinance Text Amendment Draft - Corridor Overlay District
 - b) Variance Application #VP20-0001 - Safar
6. Adjourn

**PLANNING
COMMISSION
MINUTES**

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BEDFORD COUNTY PLANNING COMMISSION MINUTES

February 18, 2020

1
2
3
4 The Planning Commission held its organizational meeting Tuesday, February 18, 2020 in the
5 Bedford County Administration Building Boardroom with seven Commissioners present.
6 County staff present was Mr. Patrick Skelley, County Attorney, Mr. Jordan Mitchell, Interim
7 Director of Community Development, Mariel Fowler, Planner and Mrs. Andrea Maddox,
8 Administrative Manager.

9
10 Mr. Skelley as parliamentarian of the Planning Commission called the meeting to order and
11 determined a quorum was present to conduct business. Mr. Skelley called for nominations for
12 Chairman of the Commission.

13
14 Mr. Moisa nominated Mr. Burdett for Chairman. Mr. Kessler seconded the motion. There being
15 no additional nominations or discussion the nominations were closed. A voice vote was taken.
16 Mr. Burdett was elected Chairman with a vote of 6-0 with Mr. Burdette abstaining. Mr. Skelley
17 turned the meeting over to Mr. Burdett.

18
19 Mr. Burdett called for nominations for Vice Chairman. Mr. Moisa nominated Mr. Kessler for
20 Vice Chairman. Mr. Gwinn seconded the motion. There being no additional nominations or
21 discussion the nominations were closed. A voice vote was taken. Mr. Kessler was elected Vice
22 Chairman with a vote of 6-0 with Mr. Kessler abstaining.

23
24 Mr. Burdette called for nominations for Secretary. Mr. Burdette nominated Mr. Jordan Mitchell
25 for Secretary. Mr. Moisa seconded the motion. There being no additional nominations or
26 discussion the nominations were closed. A voice vote was taken. Mr. Jordan was elected as
27 Secretary with a vote of 7-0.

28
29 Mr. Burdette asked for a motion regarding the 2020-2021 Meeting Schedule and Inclement
30 Weather resolution. Mr. Berman made a motion to adopt the resolution as presented. Mr. Moisa
31 seconded the motion. A voice vote was taken. The motion passed with a vote of 7-0.

32
33 Mr. Burdette asked for a motion regarding the 2019 Annual Report. Mr. Moisa made a motion
34 to approve the 2019 Annual Report as presented. Mr. Kessler seconded the motion. A voice
35 vote was taken. The motion passed with a vote of 7-0.

36
37 Mr. Burdette moved to Item 2 Approval of Agenda and asked if there were any changes. There
38 being no additional changes Mr. Berman moved to approve the agenda as amended. Mr. Moisa
39 seconded the motion. A roll call vote was taken. The motion passed with a vote of 7-0.

40
41 Mr. Burdette moved to Item 3 Approval of Minutes and asked if there were any changes to the
42 minutes of December 16, 2020. There being no additional changes Mr. Kessler made a motion
43 to adopt the minutes as presented subject to revisions. Mr. Moisa seconded the motion. A voice
44 vote was taken. The motion passed with a vote of 7-0.

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46 Mr. Burdett moved to Item 4 Citizen Comment Period and asked if there were any citizens to
47 speak regarding items not on the agenda. There being none Mr. Burdett closed the Citizen
48 Comment Period.

49
50 Mr. Burdett moved to Item 5 Special Use Permit – SU160007 Thomas Road Baptist Church
51 Camp Expansion Amendment. Mr. Burdette asked for staff presentation. Mr. Jordan Mitchell,
52 Interim Director of the Department of Community Development stated that Thomas Road
53 Baptist Church is requesting an amendment to an approved special use permit to expand an
54 existing “Camp” use above 50 percent on a 54.5 acre parcel. The project is located in Election
55 District #6 and #7. The applicant/owner is Thomas Road Baptist Church, 1 Mountain View
56 Road, Lynchburg, Virginia 24502. The authorized agent/contact person for the applicant is Jason
57 Schonfelder from Thomas Road Baptist Church. The engineer for the applicant is Norm Walton,
58 Perkins & Orrison, 317 Brook Park Place, Lynchburg, Virginia 24551. The subject parcel is
59 identified as Tax Map 53-A-1G and is located at 7794 Sheep Creek Road. According to County
60 records and the concept plan, the subject parcel is 54.4 acres in size. The applicant requests
61 approval of a special use permit amendment to further expand the existing nonconforming use
62 (“Camp” use). The applicant desires to add the following improvements to the property: one (1)
63 2,040 square foot staff cabin, ten (10) 2,040 square foot camper cabins, and two (2) 4,080 square
64 foot family cabins. This property is also in a conservation easement with the Virginia Outdoor
65 Foundation and subject to restrictions of that deed agreement.

66
67 Questions or comments from the Planning Commission to Mr. Mitchell covered the following:
68 (a) how much additional square footage was approved in 2015 (b) has the county received any
69 complaints or noise violations about camp use and (d) what are the general activities that occur
70 at the camp.

71
72 Mr. Mitchell stated the additional square footage is about doubled from initial request. The
73 county has received no complaints about the camp use. It was originally to be used for the
74 church members however it is expanding to be used by additional groups.

75
76 Mr. Norm Waldon of Perkins and Orrison who spoke on behalf of the applicant. The
77 amendment is due to expansion due to great amount of growth experienced at the camp. It
78 started as an outreach for lower income children. The camp has grown and is now having adult
79 teachers now where they have a men’s retreat and open it up to companies to have retreats as
80 well. The camp is located next to the Parkway and the church wants to be a good steward of the
81 property. The church has worked well with the Park Service. The church has reach out to the
82 Virginia Park Service and Virginia Outdoor Federation but have not received answers from them
83 at this time.

84
85 Questions from the Planning Commission to the applicant, Mr. Waldon as well as Mr. Steve
86 Perkins, Director of the Camp (a) how are the company retreats funded. Mr. Perkins stated the
87 company pays a weekend fee for the retreats.

88
89 Mr. Burdett asked if there were any citizens to speak regarding this proposed application. The
90 following individuals spoke: Chris Parker 1211 Hampton Ridge Bedford, VA, Steve Perkins
91 1020 Ardmore Drive Lynchburg, VA 24501 and Kelly Mayhew 1826 Kelso Mill Road Bedford,

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92 VA 24523. The following issues were raised: (a) concern about the space/buffer between the
93 camp and the property line. (b) question concerning existing conditions such as the fence would
94 stay in place with the amendment, and (c) also question how much more growth will be
95 occurring in the future with the camp, and (d) this year the camp is sponsoring 450 children to
96 come to the camp and 250 are from Bedford. Mr. Perkins read letters from Mr. Watt Foster,
97 Park Range Jonathan Holter, and Naturalist at Thomas Road Outpost Mike Roberts
98

99 There being no additional speakers Mr. Burdett closed the public hearing and asked for the
100 applicant rebuttal. Mr. Norm Waldon addressed concerns raised by citizens who spoke. He
101 stated the church has gone out of its way to be a good neighbor. The church has no issue with
102 the conditions being maintained. The church is adhering to setbacks from the property line.
103

104 Additional questions from the Planning Commission are asked of Mr. Waldon: Mr. Waldon
105 stated the camp was meeting setbacks. He also stated the fence along the property line does
106 serve as a physical barrier and will remain in place. Mr. Waldon also addressed the question
107 about space in between the camp and the Parker's. He noted due to the lay of the land the camp
108 expansion is in the most buildable area of the property. Mr. Waldon also stated a new drain field
109 was being installed on the property to accompany the new structures being built.
110

111 Mr. Mitchell clarified the applicant was asking for an additional 30,000 square footage.
112

113 Mr. Burdette asked for discussion and/or action among the Planning Commissioners. The
114 following issues were discussed: (a) commissioners stated the use was appropriate and asset to
115 the community (b) goodwill toward community and (c) regret that buildings will be built close to
116 Mr. Parker.
117

118 Mr. Moisa made a motion to recommend approval of SU160007 amendment as
119 presented. Mr. Briscoe seconded the motion. A roll call was taken. The motion carried
120 with a vote of 7 -0.
121

122 Mr. Burdett moved to item 5b under Public Hearings and asked for the staff presentation
123 regarding Special Review Project Application SRP20-0001 Bedford County Broadband
124 Authority – Wireless Communication Facility Class IV. Mr. Jordan Mitchell, Interim Director of
125 The Department of Community Development stated The Code of Virginia § 15.2-2232 and
126 Section 30-23 of the Bedford County zoning ordinance require localities to confirm that
127 proposed public projects not shown in the adopted Comprehensive Plan be reviewed by the
128 Planning Commission to determine if the facility is in conformance with the Plan. Bedford
129 County [Broadband Authority] has requested a determination for whether an additional site
130 (Bedford County Landfill) to the previously approved twelve (12) site system (ten (10) new
131 towers and two (2) collocation) for the purpose of broadband deployment in Bedford County is
132 “substantially in accord with the adopted Comprehensive Plan” of Bedford County. The new
133 proposed site will be replacing the previously approved “Moneta” site located on Tax Map #208-
134 A-29.
135

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136 Mr. Jordan stated this tower would be replacing the old Moneta tower at the Moneta Volunteer
137 Fire Department and will now be placed across the street. This site is a critical site in order to
138 get the system up and running.

139
140 Questions or comments from the Planning Commission to Mr. Mitchell covered the following:
141 (a) where in relation to the new tower site was the old tower site and (b) why it was relocated
142 from fire department property.

143
144 Mr. Mitchell verified via the map used during the presentation of the new tower site in location
145 to the old tower site to clarify the location of the tower. He also noted that it was relocated from
146 the fire department property due to being too close in proximity of adjoining property.

147
148 Mr. Burdett asked if there were any citizens to speak regarding the proposed application. There
149 being none, Mr. Burdett closed the citizen comment period.

150
151 Mr. Burdett asked for discussion and/or action among the Planning Commissioners. Mr. Burdett
152 requested Mr. Kessler take the chair as the project is located in Mr. Burdett's district. The
153 following issues were discussed: (a) tower is a needed infrastructure, (b) other sites in
154 compliance with comprehensive plan and (c) tower needed for underserved area.

155
156 Mr. Burdett made a motion to approve SRP20-0001 Wireless Communication Facility
157 Class IV an Mr. Moisa second the motion. Mr. Kessler ask for a roll call vote. The
158 motion carried with a 7-0 vote.

159
160 Mr. Burdett moved to old business item (a) SU19-0001 Conference Center. Mr. Burdett stated
161 he would not vote on this application as he was absent in the prior meeting and did not hear the
162 public hearing.

163
164 Mr. Jordan Mitchell shared the conditions with the Planning Commission. He stated there was
165 conditions offered by Mr. Warner and the county agreed with the conditions and did a good job
166 of addressing the concerns that the public brought to public hearing. There was a minor change
167 in #7 that was noted if the applicant does not have an easement. Mr. Burdett noted the petition
168 that was submitted and stated that most who signed did not reside immediately adjacent of the
169 project.

170
171 Mr. Burdett asked for discussion and/or action among the Planning Commissioners. The
172 following issues were discussed: (a) project should go forward as it is a business opportunity,
173 (b) applicant addressed the public's concerns, (c) concern about neighbors not being happy if
174 project goes forward and (d) Mr. Burdett asked Mr. Mitchell if the conditions were staff
175 recommended or proffers.

176
177 Mr. Moisa made a motion to approve SU19-0001 Conference Center with the staff
178 conditions as presented in the February 4, 2020 letter to the planning commission. Mr.
179 Briscoe second the motion. A roll call vote was called for. Motion passed 6-0 as the
180 chair abstained.

181

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182 Mr. Burdette moved to item 7 new business. Mr. Burdette asked if there was any new business.
183 Mr. Jordan stated a rezoning would be presented during the next meeting. There being no
184 additional business Mr. Burdett called for a motion to adjourn. Mr. Moisa made motion to
185 adjourn and by acclamation approved. The meeting adjourned at 8:09 p.m.
186
187
188
189
190

191 Respectfully submitted,
192
193

194 _____
195 Jordan Mitchell, Secretary
196

197 Approved by:
198
199

200 _____
201 Jeff Burdett, Chairman

Text Amendment Draft- Corridor Overlay District

**Presenter: Jordan Mitchell
540-586-7616 ext 1393
540-586-2059 (fax)
jmitchell@bedfordcountyva.gov**




COUNTY OF BEDFORD, VIRGINIA

COUNTY ADMINISTRATION BUILDING
122 EAST MAIN STREET, SUITE G-03
BEDFORD, VIRGINIA 24523

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

TO: Planning Commission
Patrick Skelley, County Attorney

FROM: Jordan Mitchell, Interim Director/Planner 

DATE: May 13, 2020

SUBJECT: Zoning Ordinance Text Amendment (Corridor Overlay District Permitted Uses)

Enclosed for discussion is a draft amendment to Section 30-77-4 of the Zoning Ordinance, which regulates "Permitted Uses" in the Corridor Overlay district. This amendment would add an additional subsection ("d") that would permit any Office or Commercial use listed in the Permitted Use Table (Section 30-79-2) after approval of a Special Use Permit when the underlying zoning district does not permit the use.

This text amendment was requested by the Planning Commission at their April 21, 2020 meeting in order to permit properties along the County's corridor roadways (Route 221, 460, 24, 122, 43, and 501) the opportunity to apply for a special use permit for office and commercial uses in cases where the underlying zoning did not permit the use. The proposed draft amendment was discussed by the Board of Supervisors at their April 27, 2020 meeting. The Board of Supervisors came to a consensus that the Planning Commission's request for a text amendment was warranted and should proceed.

Staff looks forward to discussing the proposed text amendment with the Planning Commission on May 19, 2020. Should you have any questions prior to the meeting, please contact me at (540) 586-7616 ext. 1393 or by e-mail (jmitchell@bedfordcountyva.gov).

Enclosure:
Proposed Corridor Overlay District Draft Ordinance

**Proposed Corridor Overlay District Draft Ordinance
May 2020**

That **Section 30-77-4, Permitted Uses (Corridor Overlay District)**, be amended to add subsection (d) in order to permit Office Uses and Commercial Uses, listed in the Permitted Use Table (Section 30-79-2), after approval of Special Use Permit should the underlying zoning district not permit the use:

Sec. 30-77. - CO Corridor overlay district.

Sec. 30-77-4. Permitted uses.

- (a) The uses permitted in the corridor overlay district shall be the same as those permitted in the underlying zoning district except as prohibited below.
- (b) Forestry operations shall be permitted subject to the following provisions:
 - (1) The property must be located in an AP or AR zoning district;
 - (2) The property must be enrolled in the county's land use assessment program;
 - (3) All brush, laps, and other residential debris within two hundred (200) feet of the corridor right-of-way shall be eliminated; and
 - (4) All "clear-cut" areas shall be: replanted with trees during an accepted planting season; replanted through natural regeneration; or reseeded, for agricultural purposes at a rate equal to or greater than the county's typical seeding requirements found in the erosion and sediment control ordinance, within one hundred twenty (120) days of the cessation of the timbering activities.
- (c) Detached single family residential structures and applicable accessory uses and structures are permitted where the underlying zoning district is C-2 along US 460 corridor, east of Magnolia Drive and west of Wheatland Road; and along the US 460 corridor between Quarterwood Road and Carter Hollow Road; and along US 24 corridor between Drewrys Hill Road and St. Clair's Lane.
- (d) Office and Commercial Uses listed in the Permitted Use Table (Sec. 30-79-2) may be permitted, after approval of a Special Use Permit is granted through Sec. 30-19, when the underlying zoning district does not permit the use. Use and design standards for each proposed use from Article IV of the Zoning Ordinance shall apply.

VP20-0001
Safar Application

Presenter: Jordan Mitchell
540-586-7616 ext 1393
540-586-2059 (fax)
jmitchell@bedfordcountyva.gov




COUNTY OF BEDFORD, VIRGINIA

COUNTY ADMINISTRATION BUILDING
122 EAST MAIN STREET, SUITE G-03
BEDFORD, VIRGINIA 24523

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF PLANNING

TO: Planning Commission
Patrick Skelley, County Attorney

FROM: Jordan Mitchell, Interim Director/Planner 

DATE: May 13, 2020

SUBJECT: Variance Application #VP20-0001 - Safar

In accordance with Section 30-26-3 *Applications for variance*, Variance application #VP20-0001 has been transmitted to the Planning Commission (see enclosures). The Planning Commission may review the transmittal and provide a recommendation or appear as a party at the Board of Zoning Appeals public hearing for the application.

Staff looks forward to discussing the Variance application with the Planning Commission on May 19, 2020. Should you have any questions prior to the meeting, please contact me at (540) 586-7616 ext. 1393 or by e-mail (jmitchell@bedfordcountyva.gov).

Enclosures:

VP20-0001 Application
VP20-0001 Conceptual Plan



Bedford County
 Department of Community Development
 Division of Planning
 122 E. Main Street, Suite G-03
 Bedford, VA 24523
 (540) 586-7616 • Fax (540) 586-2059
 www.bedfordcountyva.gov/planning

For staff use only

Date received: _____ Received by: _____
 Fee Paid: \$ _____ BZA Date: _____
 Application No.: _____
 Project No.: _____

Application for Variance

GENERAL INFORMATION:

Section 30-24: The Board of Zoning Appeals shall have the power and duty to authorize (upon appeal or original application in specific cases) a variance from the terms of the Zoning Ordinance that will not be contrary to the public interest when a literal enforcement of the ordinance will result in unnecessary hardship.

Applications for variances may be made by any property owner, tenant, government official, department, board or bureau of the county. No such application shall be heard except after notice and hearing as provided by Section 15.2-2204 of the Code of Virginia, as amended.

APPLICATION PROCEDURE:

- **Consultation with Planning Staff:** You are required to meet with a planner to discuss feasibility of request prior to submission.
- **Application Submittal:** Submittal shall include a completed application and a survey of the property showing requested changes. The application fee is due upon submittal.
- **Staff Review of the Application:** Staff will review the application for completion and notify the applicant of any necessary correction(s). Staff will also visit the site as part of the review and prepare a report for the Board of Zoning Appeals.
- **Board of Zoning Appeals:** The Board of Zoning Appeals (BZA) will hold a public hearing and review the application in order to make a decision to uphold, reverse, table or defer the application. The BZA will request the applicant be present and may ask questions of the applicant and those speaking at the public hearing (proponents or opponents).
- A decision of the BZA may be appealed to the Circuit Court. The appeal may be made by the applicant, a citizen or an officer of the County. Any appeal to the Circuit Court must be filed with that Court within 30 days of the BZA action.

Please make sure the following items are included BEFORE the application is submitted:

- Staff Consultation:** The applicant is required to meet with a staff member to discuss the variance process and feasibility of the request prior to submission.
- Application Fee:** \$200.00 (checks made payable to Bedford County). Applicant is also responsible for the costs of all public notifications including mailings and legal advertisements.

The applicant and Planning Staff Attendant have met and reviewed the requirements for this variance.

Applicant Signature _____

Date 4-9-20

Staff Signature _____

Date 4/15/2020



Bedford County

Application for Variance

Please print in blue or black ink or typewrite. If not applicable, write N/A.

APPLICANT INFORMATION

Applicant Name: Zouhir N. Safar

Address: 103 Rambling Rose Road, Vinton VA 24179

Phone: 540-871-2030 **Fax:** _____ **Email:** zouhir_safar@yahoo.com

Owner Name: Elei Safar

Address: 2428 Wolf Crest, Vinton VA 24179

Phone: _____ **Fax:** _____ **Email:** _____

Primary Contact for Variance: William Yeager, PE LS - Peace of Mind Property Services, Inc.

Address: 119 S. Bridge Street, Bedford VA 24523

Phone: 540-586-4710 **Fax:** _____ **Email:** mail@pom-propertyservices.com

PROPERTY INFORMATION

Tax Map Number(s): 176A-1-1 & 176-A-67 (GIS pinned together)

Deed Book: Instrument # 190004910 **Page:** _____

Survey of Property Available? Yes - Reference attached site plan

Current Zoning: AV & AP **Current Land Use:** Commercial

Overlay District (if applicable): Corridor Overlay **Magisterial District:** 1- Blue Ridge

Election District: 1

Potable Water Source: Private Wells **Sewer System:** Private Septic

Directions to the property upon which the variance is being filed (directions from Bedford County Administration Building): Take E. Main St to Route 122 - Burks Hill Road/Moneta Road for 8.4 miles

to Route 24 - Stewartville Road turn Right towards Vinton, follow for 9.6 miles to Chamblissburg

Property on Right - Address # 10625 - Stewartville Road

Please describe the purpose for this request (attach additional sheets if necessary). Respectful request for variance is being pursued for the re-installation of an overhead fueling station canopy on the property located at 10625 Stewartville Road.

The previously installed canopy and fueling stations were removed when underground storage tanks were removed due to remediation efforts by the Virginia Dept. of Environmental Quality for identified petroleum releases, Case #'s 20192271 & 20172298. Variance is being sought for front yard setback requirements. (Reference proposed site plan)

Applicable Zoning Ordinance Section(s): 30-24-1 - Nonconforming uses of buildings, structures or land

JUSTIFICATION FOR VARIANCE

Please answer the following (attach additional sheets if necessary).

1. The strict application of the ordinance would effectively prohibit or unreasonably restrict the use of the property.
If the requested waiver to the ordinance is not granted then the future viability of the existing commercial business could be compromised. Although the sales of convenience items are still allowing the business to remain functional, the ability to provide passing motorists and local residents with petroleum fuel availability has left a gap in the economic viability of the business that could potentially cause them to cease total operations.

2. Describe and/or show the topography or the unique conditions of the site that are not generally shared by other properties in the same zoning district.
The subject site has been in place and utilized for varying commercial operations prior to the establishment of the current zoning ordinances. Although the site has been grandfathered for continued operation as a convenience store additional uses include civic use by the volunteer rescue squad and several existing buildings that are used for storage. To comply with the min. front yard set back requirements the entirety of the site would need to be redesigned and building(s) demolished/reconstructed.

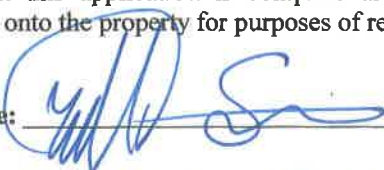
3. Will the granting of this variance have a negative impact on neighboring properties or will the character of the zoning district be changed? Please explain your answer.

It is not foreseen that granting of the variance will create a negative impact to neighboring properties or to the character of the zoning district. The applicant is proposing to substantially reinvest and improve the property for the local community and regional economy. The site improvements as depicted on the plan identifies that the optics, safety, and functionality of the business will be modernized and ultimately be more beneficial to the community and travellers along the corridor.

CERTIFICATION

I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Applicant Signature:



Date:

9-9-20

Print Name:

ZOHIR SAFAR

BEDFORD COUNTY NOTES

LAND OWNER/DEVELOPER:

EIJI N. SAFAR
2428 WOLF CREST
VINTON, VA. 24179
REF: INST. NO. 190004910

ENGINEER:

PEACE OF MIND PROPERTY SERVICES
119 S. BRIDGE STREET
BEDFORD, VA. 24523
PHONE (540) 586-4710
MAIL@POM-PROPERTYSERVICES.COM

PROPERTY ADDRESS:

10625 STEWARTSVILLE ROAD
MONETA VA. 24121

TAX MAP #(S):

ZONING DISTRICT(S):

178A-1-1
AGRICULTURAL VILLAGE CENTER DISTRICT (AV) - SEC. 30-36-3
AGRICULTURAL RURAL PRESERVE CENTER DISTRICT (AP) - SEC. 30-32-3

OVERLAY ZONING DISTRICT:

PARTIALLY IN CORRIDOR OVERLAY (CO)

MAGISTERIAL DISTRICT:

1-BLUE RIDGE

ELECTORAL DISTRICT:

1

STATE ROUTE NAME/NUMBER:

ROUTE 24 (STEWARTSVILLE ROAD)

EXISTING LAND USE:

CONVENIENCE MARKET/STORAGE BUILDINGS/VOLUNTEER FIRE/AG. LAND
REINSTALLATION OF GAS PUMPS/CANOPY AND SITE IMPROVEMENTS

PROJECT DESCRIPTION:

CONCEPT MEETING DATE:	N/A
TRAFFIC IMPACT ANALYSIS SUBMITTED:	N/A - NARRATIVE/AM-E SUBMITTED
TOTAL PARCEL ACREAGE(S):	39.25 ACRES (INCLUDES TMS 176-A-67 & 176A-1-1)
ACREAGE BEING DEVELOPED:	0.58 +/- ACRES
TOTAL NO. OF LOTS CREATED + RESIDUAL:	EXISTING LOT
BUILDING COVERAGE:	7.86 %
LOT COVERAGE:	12.67 %
MAXIMUM HEIGHT: 35'	PROPOSED CANOPY HEIGHT: 24'
BUILDING STORIES - 1	PROPOSED CANOPY S.F.: 1680 S.F.

BUILDING ENVELOPES AS SHOWN ARE CALCULATED USING THE FOLLOWING AV ZONING CRITERIA:

REQUIRED	PROVIDED
35' - FRONT YARD SETBACK (PRIN. & ASSC.)	FRONT YARD SETBACK (PRINCIPLE EXIST.) FRONT YARD SETBACK (ACC.) - 22.4' & 20.2'
NOTE: A WAIVER REQUEST IS SUBMITTED	
25' - REAR YARD SETBACK (PRINCIPLE STR.)	REAR YARD SETBACK (PRINCIPLE EXIST.)
3' - REAR YARD SETBACK (ACCESSORY STR.)	REAR YARD SETBACK (ACCESSORY) - 68.3' +
10' - SIDE YARD SETBACK (TYPICAL)	SIDE YARD SETBACK (PRINCIPLE EXIST.) SIDE YARD SETBACK (ACC.) - 48.2' & 90'

RE-SUBMITTAL DATES

DATE	SHEETS	BY

BEDFORD STAFF USE ONLY

BEDFORD COUNTY DIVISION OF PLANNING FILE NUMBER:

PARKING CALCULATIONS:
1 SPACE PER 200 S.F., WHICH MAY INCLUDE ANY GAS PUMP
SPACES PROVIDED 5 OTHER SPACES ARE FURNISHED.
2500 S.F. / 200 = 13 SPACES REQUIRED

SPACES PROVIDED ON PLAN:

4 GAS PUMP SPACES
10 REGULAR SPACES
1 LOADING ZONE SPACE
1 HANDICAP SPACE

15 SPACES TOTAL PLUS LOADING ZONE
HANDICAP PARKING SPACE TO BE VAN ACCESSIBLE, HARD SURFACED,
AND MEET CURRENT ADA STANDARDS (WITH POSTED
SIGN/FINISH GRADE TO HAVE 2% OR LESS.)

LIGHTING:

ALL CANOPY LIGHTING WILL BE ATTACHED UNDER DECK
AND SHALL NOT EXCEED 0.5 CANDLE POWER
AT PROPERTY LINES. TYPE OF FIXTURE TO BE CREE CPT LIGHTING
UP TO 13,525 LUMENS, / UP TO 125 LPW

POWER:

POWER FURNISHED BY THE AMERICAN ELECTRIC POWER

WATER/SEWER:

THIS PROPERTY IS SERVED BY
PRIVATE WELLS AND PRIVATE SEPTIC
SYSTEM (HD PERMIT DATED 4/12/1967)

SIGN:

ALL SIGNS MUST BE APPROVED BY
BEDFORD COUNTY BEFORE INSTALLATION.
OWNER TO SUBMIT SIGN REFACING APPLICATION AFTER PLAN APPROVAL

DUMPSTER/CONTAINERS:

DUMPSTER PAD WILL BE LOCATED AT REAR OF OUT BUILDING AND
SHALL BE SCREENED BY A CHAIN LINK FENCE WITH GATE, IF NECESSARY.
(FENCE WOULD BE COMPRISED OF INSERTED SCREENING SLATS AND METAL POST FRAME
OVERALL HEIGHT IS TO BE 8'.)

GENERAL NOTES:

- THIS PLAN IS TO BE USED TO PROVIDE FOR THE CONSTRUCTION OF FUEL STATIONS, OVERHEAD CANOPY, UNDERGROUND FUEL STORAGE TANKS, AND VARIOUS SITE IMPROVEMENTS ASSOCIATED WITH THE SAFARI'S DISCOUNT TOBACCO & GROCERY MINOR SITE PLAN.
- THE PROPERTY SHOWN ON THIS SITE PLAN IS TAX MAP PARCEL (B) TMS 176A-1-1 AND CONTAINS 39.25 ACRES PER BEDFORD COUNTY GIS (INCLUDES ACREAGE ASSOCIATED WITH TMS 176-A-67).
- THE EXISTING CONDITIONS WERE SURVEY LOCATED FROM A FIELD SURVEY PERFORMED FEBRUARY 2, 2020 BY PEACE OF MIND PROPERTY SERVICES, INC.
- SITE SPECIFICATIONS AND DETAILS NOT COVERED BY THESE PLANS SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS DATED 2016 OR AS AMENDED, AND ROAD AND BRIDGE STANDARDS DATED NOVEMBER 2016, DEPARTMENT OF ENVIRONMENTAL QUALITY, AND LOCAL HEALTH DEPARTMENT STANDARDS.
- CONTACT MISS UTILITY 1-800-555-7001 FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR DIGGING TO HAVE UNDERGROUND UTILITIES MARKED. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATION OR OTHER INVESTIGATION NECESSARY TO VERIFY THE INVERTS, LOCATIONS AND CLEARANCES, AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES. UTILITY COMPANIES SHALL BE NOTIFIED IN ADVANCE OF ANY EXCAVATION IN THE PROXIMITY OF THEIR UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, UNCOVERING, AND ADJUSTING ALL VALVE BOXES, MANHOLES, ETC. TO FINAL PAVEMENT AND FINISH GRADE.
- EXTERIOR LIGHTING SHALL BE GLARE SHIELDED TO PREVENT ANY DIRECT ILLUMINATION BEYOND THE PROPERTY LINE.
- LAND DISTURBING PERMITS SHALL BE OBTAINED FROM BEDFORD COUNTY, IF NECESSARY.
- ALL EROSION AND SEDIMENT CONTROL / STORMWATER MANAGEMENT MEASURES MUST BE DEWATERED AS NECESSARY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION OF THE SITE.
- AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL. SOIL MATERIAL SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIONABLE MATERIALS.
- USE SELECT MATERIAL UNDER BUILDINGS AND STRUCTURES. USE FILL AND BACKFILL MATERIAL WITHIN PARKING AREAS, ROADS, SIDEWALKS, AND OTHER CONCRETE AND PAVED SURFACES. USE COMMON FILL MATERIAL FOR GENERAL SITE GRADING. PLACE MATERIAL IN MAXIMUM 6' LIFTS.
- COMPACT LAYERS OF FILL TO 98 PERCENT BY ASTM D 698 (STANDARD PROCTOR) BENEATH AND WITHIN 25 FEET OF BUILDINGS, STRUCTURES AND WITHIN STORM WATER CONVEYANCE CHANNELS. COMPACT LAYERS OF FILL TO 95 PERCENT BY ASTM D 698 (STANDARD PROCTOR) WITHIN VDOT'S RIGHT-OF-WAY, PAVEMENTS, WALKS, AND ROAD SHOULDERS. IN OTHER UNPAVED AREAS, COMPACT TO 90 PERCENT BY ASTM D 698 (STANDARD PROCTOR). IF THE DENSITY OF THE ADJACENT SOIL IS MORE THAN THE DENSITY SPECIFIED, THEN COMPACT TO A DENSITY NOT LESS THAN THE DENSITY OF THE ADJACENT SOIL.
- ALL DISTURBED AREAS SHALL BE RETURNED TO LIKE OR BETTER CONDITIONS WHETHER THEY ARE GRASSED, LANDSCAPED, GRAVEL, OR OTHER.
- ANY PRIME AND TACK COATS REQUIRED SHALL CONSIST OF A LIQUID ASPHALT MATERIAL AS PER VDOT STANDARDS, SHALL BE APPLIED FOR NEW ROADWAY CONSTRUCTION AT A RATE OF 0.4 GAL/SY OVER STONE, AND 0.1 GAL/SY OVER ASPHALT.
- A LAND USE PERMIT SHALL BE OBTAINED FROM VDOT BEFORE ANY CONSTRUCTION IS STARTED WITHIN STATE MAINTAINED RIGHT OF WAY LIMITS.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER WHO SEALED THE PLANS TO VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES.
- THE CONTRACTOR SHALL HAVE AVAILABLE A COPY OF THE LAND USE PERMIT(S), FINAL APPROVED PLANS, ANY APPROVED REVISIONS, AND A COPY OF THE APPROVAL LETTER ON SITE.
- THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING EDGES OF PAVEMENT, SANITARY SEWER LINES, WATERLINES, ETC. PRIOR TO CONSTRUCTION.
- ANY ERRORS, CONFLICTS, OR DISCREPANCIES FOUND ON THE APPROVED PLANS SHALL BE REPORTED TO THE ENGINEER WHO SEALED AND SIGNED THE PLANS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK AND VIRGINIA STORMWATER MANAGEMENT PROGRAM. AN INDIVIDUAL CERTIFIED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY, HOLDING A RESPONSIBLE LAND DISTURBER CERTIFICATION, SHALL BE IN CHARGE OF THE LAND DISTURBING ACTIVITY AND ON THE WORK SITE AT ALL TIMES.
- ALL CONSTRUCTION DEBRIS, MATERIALS, DUMPSTERS, ETC. SHALL BE LOCATED OUTSIDE THE RIGHT OF WAY.
- VDOT AND COUNTY APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY.

UTILITY CONTACT INFORMATION:

ELECTRICITY: AMERICAN ELECTRIC POWER - ROANOKE

401 WALNUT AVE SE
ROANOKE, VA 24014
1-800-956-4237

WATER: PRIVATE WELL

SEWER: PRIVATE ON-SITE

CABLE:

SHENTEL
842 TANYARD ROAD #4
ROCKY MOUNT, VA 24151
1-800-743-8836

TELEPHONE:

VERIZON
4843 OAKLAND BLVD.
ROANOKE, VA 24012
(840) 285-7536

FLOOD PLAN:

PROPOSED DEVELOPED AREA AS PLATTED HEREON
DOES NOT FALL WITHIN THE FEDERAL INSURANCE
RATE MAP ONE HUNDRED YEAR FLOOD PLAN. ZONE
UNSHADED X COMMUNITY PANEL NUMBER 51019C02900
DATED: SEPT. 29, 2010

NOTE:

THERE ARE NO PROFFERS ASSOCIATED WITH THIS SITE.

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE OWNER/DEVELOPER IS AWARE OF
THE SITE DESIGN REQUIREMENTS IMPOSED BY THE SITE
DEVELOPMENT PLAN AND OTHER APPLICABLE COUNTY CODES, AND
HEREBY AGREES TO COMPLY WITH THESE REQUIREMENTS, UNLESS
MODIFIED IN ACCORDANCE WITH LOCAL LAW.

STATE OF VIRGINIA AT LARGE
CITY OF BEDFORD, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY

THIS DAY OF FEBRUARY, 2020.

MY COMMISSION EXPIRES

NOTARY

SEC. 30-85-17. GASOLINE STATION

- (A) GENERAL STANDARDS:
BULK STORAGE OF FUEL SHALL BE PURSUANT TO THE STANDARDS ESTABLISHED BY
THE NATIONAL FIRE PREVENTION ASSOCIATION (NFPA) AND THE U.S. ENVIRONMENTAL
PROTECTION AGENCY (EPA).
- (B) ADDITIONAL STANDARDS IN AV AND NC DISTRICTS: APPLICABLE
- (1) NO MORE THAN FOUR (4) STATIONS DESIGNED FOR DISPENSING FUEL SHALL BE
LOCATED ON-SITE.
- (2) FUEL DISPENSERS SHALL BE LOCATED AT LEAST THIRTY (30) FEET FROM ANY
PUBLIC STREET RIGHT-OF-WAY, AND SHALL BE LOCATED AT LEAST ONE HUNDRED
(100) FEET FROM ANY ADJOINING RESIDENTIAL USE TYPE.
- (3) WHEN ADJOINING A RESIDENTIAL USE TYPE, A TYPE C BUFFER YARD IN
ACCORDANCE WITH ARTICLE V SHALL BE PROVIDED ALONG THE PROPERTY LINE
WHICH ADJOINS THE RESIDENTIAL USE TYPE.
- (C) ADDITIONAL STANDARDS IN EP DISTRICT: NOT APPLICABLE
- (1) NO MORE THAN FOUR (4) FUELING ISLANDS DESIGNED FOR DISPENSING FUEL
SHALL BE LOCATED ON-SITE.
- (2) WHERE ADJOINING A RESIDENTIAL OR CIVIC USE TYPE, A TYPE D, VEGETATIVE
BUFFER YARD IN ACCORDANCE WITH ARTICLE V SHALL BE PROVIDED ALONG THE
PROPERTY LINE WHICH ADJOINS THE RESIDENTIAL OR CIVIC USE TYPE.
- (3) NO INDEPENDENT ADVERTISING THROUGH LOCAL MEDIA SHALL CALL ATTENTION
TO THE EXPLORE PARK LOCATION OF THE BUSINESS.

SEC. 30-85-14. CONVENIENCE STORE

- (A) GENERAL STANDARDS:
(1) LIMITED SALE OF FOODS PREPARED ON THE PREMISES MAY BE ALLOWED
PROVIDED NO MORE THAN TWENTY (20) PERCENT OF THE FLOOR AREAS IS DEVOTED
TO SEATING FACILITIES. SEATING AREAS IN EXCESS OF THIS SHALL CONSTITUTE A
FAST-FOOD RESTAURANT.
- (2) EXTERIOR DISPLAY OF MERCHANDISE FOR SALE IS ALLOWED UNDER THE
FOLLOWING CONDITIONS:
(A) ON A PAVED WALKWAY WITHIN THREE (3) FEET OF THE BUILDING.
(B) ICE MACHINES AND SOFT DRINK VENDING MACHINES, IN OPERATING CONDITION,
SHALL BE STORED UNDER ROOF AREAS.
(3) THE DISPLAY OF VEHICLES "FOR SALE" IS PROHIBITED.
- (B) ADDITIONAL STANDARDS IN NC DISTRICTS: NOT APPLICABLE
- (1) NO CONVENIENCE STORE SHALL EXCEED TWO THOUSAND (2000) SQUARE FEET OF
GROSS FLOOR AREA.
- (2) WHEN ADJOINING A RESIDENTIAL USE TYPE, A TYPE C BUFFER YARD IN
ACCORDANCE WITH ARTICLE V SHALL BE PROVIDED ALONG THE PROPERTY LINE
WHICH ADJOINS THE RESIDENTIAL USE TYPE.
- (C) ADDITIONAL STANDARDS IN THE AV DISTRICT: APPLICABLE
- (1) NO CONVENIENCE STORE SHALL EXCEED THREE THOUSAND (3000) SQUARE FEET
OF GROSS FLOOR AREA.
- (2) WHEN ADJOINING A RESIDENTIAL USE TYPE, A TYPE C BUFFER YARD IN
ACCORDANCE WITH ARTICLE V SHALL BE PROVIDED ALONG THE PROPERTY LINE
WHICH ADJOINS THE RESIDENTIAL USE TYPE.
- (D) ADDITIONAL STANDARDS IN EP DISTRICT: NOT APPLICABLE
- (1) NO CONVENIENCE STORE SHALL EXCEED THREE THOUSAND (3000) SQUARE FEET
OF GROSS FLOOR AREA.
- (2) WHERE ADJOINING A RESIDENTIAL OR CIVIC USE TYPE, A TYPE D, VEGETATIVE
BUFFER YARD IN ACCORDANCE WITH ARTICLE V SHALL BE PROVIDED ALONG THE
PROPERTY LINE WHICH ADJOINS THE RESIDENTIAL OR CIVIC USE TYPE.
- (3) NO INDEPENDENT ADVERTISING THROUGH LOCAL MEDIA SHALL CALL ATTENTION
TO THE EXPLORE PARK LOCATION OF THE BUSINESS.

PROPOSED SITE PLAN
SAFAR'S DISCOUNT
TOBACCO & GROCERY
BLUE RIDGE DIST., BEDFORD CO., VA.
DATE: FEBRUARY 21, 2020
TAX ID. NO. 176A-1-1
A-67.DWG

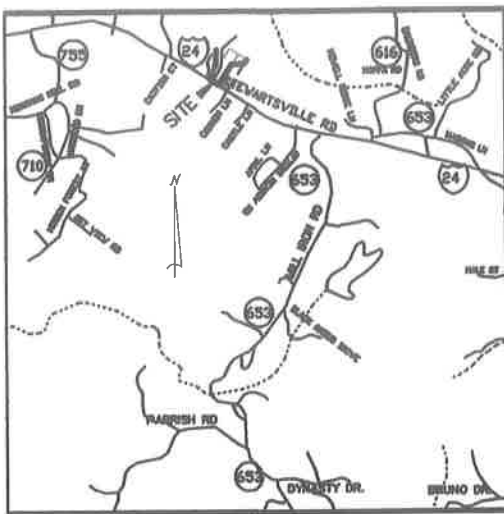


SHEET INDEX:
SHEET 1 OF 2 = SITE PLAN NOTES
SHEET 2 OF 2 = MINOR SITE PLAN

ENGINEERING CONTACT: WILLIAM YEAGER, PE LS EMAIL: MAIL@POM-PROPERTYSERVICES.COM

PEACE OF MIND PROPERTY SERVICES, INC
ENGINEERING, INSPECTIONS, PLANNING & SURVEYING
119 S. BRIDGE ST.
BEDFORD, VA. 24523 www.pom-propertyservices.com
PHONE (540) 586-4710 FAX (540) 586-8407

LAST REVISION

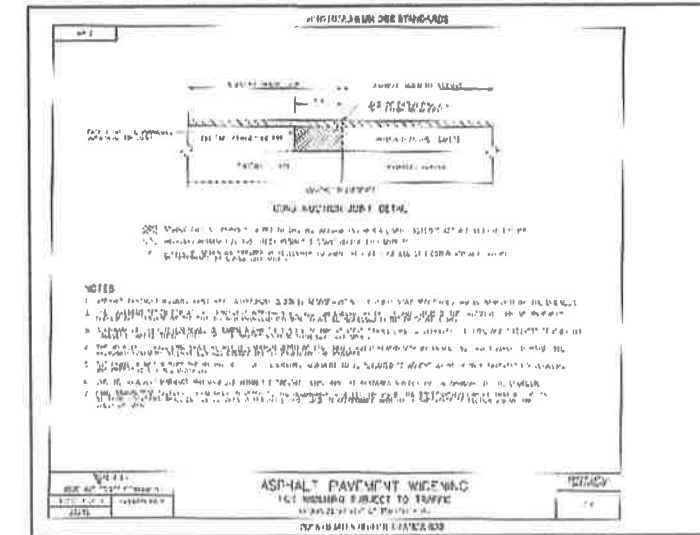
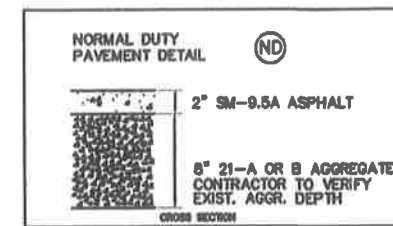
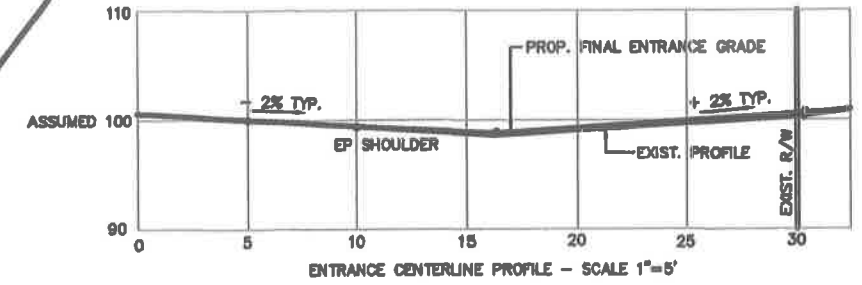


LOCATION
SCALE: 1"=1/2 MI.

PROPERTY OF
BEAVER DAM BAPTIST CHURCH
TAX ID. NO 176-A-85

PARCEL NO. 2
PROPERTY OF
ELEI N. SAFAR
INSTRUMENT NO. 190004610
TAX ID. NO. 176A-1-1

DRAINFIELD AREAS
REF: VDH PERMIT DATED: 4/12/87



PARCEL NO. 1
PROPERTY OF
ELEI N. SAFAR
INSTRUMENT NO. 190004610
TAX ID. NO 176A-1-2

* - IF DURING EXCAVATION SOIL IS ENCOUNTERED THAT HAS AN ODOR OF PETROLEUM FUEL, CONTRACTOR/OWNER SHALL NOTIFY THE DEPT. OF ENVIRONMENTAL QUALITY TO INSPECT PRIOR TO ANY ADDITIONAL WORK TAKING PLACE.

**PROPOSED SITE PLAN
FOR
SAFAR'S DISCOUNT TOBACCO & GROCERY
BLUE RIDGE DIST., BEDFORD CO., VA
DATE: FEBRUARY 21, 2020 SCALE: 1"=20'
TAX ID. NO'S 176-A-67
A-67.DWG FB#300 BMFILE#16**



* - NOTE THAT THIS EXHIBIT HAS BEEN REDUCED IN PAPER SIZE TO AID IN DISTRIBUTION. PLEASE UTILIZE GRAPHIC SCALE

- LEGEND:**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - CO CLEAN OUT
 - PPOLE POWER POLE
 - TREE AS IDENTIFIED
 - FENCES
 - MON. WELL MONITORING WELL



PRELIMINARY

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