

Special Use Permit Application Form

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

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

Owner of Record (attach separate page for add'l owners): Carriage Road, LLC	Address: 1540 Creekside Lane, Riner, Va. 24149
Telephone: 540-320-5859	Email: Darin@RinerVa.com
Applicant Name: Owner Contract Purchaser/Lessee Owner: Carriage Road, LLC	Address: 1540 Creekside Lane, Riner, Va. 24149
Telephone: 540-320-5859	Email: Darin@RinerVa.com
Representative Name and Company: Darin Greear	Address: 1540 Creekside Lane, Riner, Va. 24149
Telephone: 540-320-5859	Email: Darin@RinerVa.com

Property Description:

Location or Address: (Describe in relation to nearest intersection) 1708 Carriage Road, Riner, Va. 24149 - Corner of Carriage Road and Five Points Road in Riner		
Parcel ID Number(s): 070611 and 070635	Acreage: 1.5704 acres	Existing Zoning: A-1
Comprehensive Plan Designation: Village Expansion Area (PLU 1.6)	Existing Use: Vacant Church and Parsonage	


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

Proposed Use(s) including acreage: Contractor's Storage Yard for Vacant Church Building and Parking Lot. Parsonage to be used as residence.

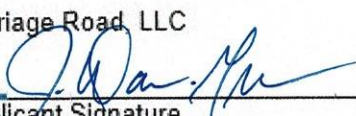
I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.

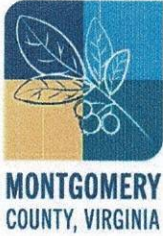
If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

Carriage Road, LLC

By:  Managing Member of New River Valley Rentals, LLC 3.28.2022
Owner 1 Signature Date

Carriage Road, LLC

By:  Managing Member of New River Valley Rentals, LLC 3.28.2022
Applicant Signature Date



Preliminary Review Meeting Request

Special Use Permit

Montgomery County, Virginia

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

Contact Information: Owner Contract Purchaser Other _____

Name: Carriage Road, LLC	Address: 1540 Creekside Lane, Riner, Va. 24149
Telephone: 540-320-5859	Email: Darin@RinerVa.com

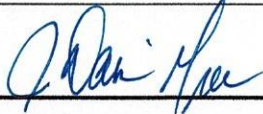
Subject Property Description:

Location: (Describe in relation to nearest intersection) Corner of Carriage Road and Five Points Road in Riner		
Address: (if applicable) 1708 Carriage Road, Riner, Va. 24149	Existing Zoning: A-1	Acres: 1.5704 acres
Parcel ID Number(s): 070611 and 070635	Property Owner(s): Carriage Road, LLC	
Existing Use: Vacant Church and Parsonage		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

A. Proposed Use(s): Contractor's Storage Yard
B. Proposed Use Details (check all that applies): <input type="checkbox"/> Residential Total Single Family # of Units: _____ Total Multi-Family # of Units: _____ <input checked="" type="checkbox"/> Commercial Use Contractor's storage yard S.F. 7998 sq. ft. building Use _____ S.F. _____ Use _____ S.F. _____

Applicant Signature:  Date: 3.26.2012

FOR INTERNAL STAFF USE ONLY

VDOT Requirements

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527.

-
- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
 - Survey Plat.** Copies no larger than 11"x17"
 - Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
 - Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
 - Other:**


Applicant's Signature

J. DARIN GREEN
Printed Name

3-28-2007
Date

Staff Signature (Planning)

Date

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

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

(g) Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification"). *The proposed SUP is consistent with the Comprehensive Plan and located within the Riner Village Expansion Areas.*
2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control. *Met with Building Official, Bill Yeager. Once SUP approved, will obtain permit for change of use to Business Classification in order to obtain a Certificate of Occupancy for change in use.*
3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area. *No additional noise will be added with SUP*
4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area. *No additional lighting or glare from existing building.*
5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance. *Existing sign in place w/ no changes other than name.*
6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels. *Property located within the Village Expansion Areas of Riner*
7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood. *See attached*
8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood. *Landscaping will be upgraded from present.*
9. The timing and phasing of the proposed development and the duration of the proposed use. *Existing building in place with no additions to be made to building and shall be used as-is from now into the future*
10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance. *in 2016, the property was deeded back to Bank w/ Deed in Lieu of Foreclosure and has been vacant since and went into disrepair. We have gotten property back into good condition now and ready for to be used.*
11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public. *The SUP will add convenience to the public.*
12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement. *Property will have limited traffic of less than an estimated 10 customers per day to drop off payments or plans for construction.*
13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County. *Spoke w/ Bill Yeager, will obtain permit from for change in use and Certificate of Occupancy once SUP approved*
14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services. *Property was served by older septic. Now connected to public sewer and public water*
15. The effect of the proposed Special Use Permit on groundwater supply. *No effect on groundwater supply*
16. The effect of the proposed Special Use Permit on the structural capacity of the soils. *No effect on structural capacity of soils.*
17. Whether the proposed use will facilitate orderly and safe road development and transportation. *Existing building, parking lot and entrances with no changes.*
18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality. *No effect on environmentally sensitive land, natural features, wildlife habit and vegetation, water quality and air quality.*

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan. [Potential expansion of 4 to 5 new contracting jobs to be created from contractor](#)
20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth. [SUP would allow for contractor business growth that is greatly needed in Montgomery County with the explosion of the housing market.](#)
21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. [Not applicable](#)
22. The location, character, and size of any outdoor storage. [If any outside storage will be needed then it will be attached to the rear of building and screened from the public by fencing. Plans to store everything inside building](#)
23. The proposed use of open space. [No changes, just yard and landscaping](#)
24. The location of any major floodplain and steep slopes. [No major floodplain or steep slopes](#)
25. The location and use of any existing non-conforming uses and structures. [Not applicable](#)
26. The location and type of any fuel and fuel storage. [None requested or needed](#)
27. The location and use of any anticipated accessory uses and structures. [None requested or needed](#)
28. The area of each use; if appropriate. [Not applicable](#)
29. The proposed days/hours of operation. [Monday thru Friday from 8 am to 5 pm, Saturday 8 am to 1 pm](#)
30. The location and screening of parking and loading spaces and/or areas. [Existing parking with no changes](#)
31. The location and nature of any proposed security features and provisions. [Not applicable](#)
32. The number of employees. [Approximately 10 to 15 employees in the future](#)
33. The location of any existing and/or proposed adequate on and off-site infrastructure. [Not applicable](#)
34. Any anticipated odors, which may be generated by the uses on site. [No odors will be generated](#)
35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. [Not applicable. Existing building with no construction or changes](#)

Montgomery County Board Members,

The property located at 1708 Carriage Road in Riner had been a local Church for many years. However, the property was transferred back to the Bank with a Deed in Lieu of Foreclosure back on Feb. 17, 2016 and has been vacant since that time. With the property being vacant for approximately 5 years, it went into deep disrepair and has really gone downhill and was an eyesore for the Riner Community.

We purchased the property back on May 26, 2021 and started working on it immediately to clean it up and get it back into its former glory. The property is in the Village Expansion Area of Riner, and we felt it had lots of potential for many different uses. It was already connected to Public Water. We also did connect it to Public Sewer.

We have been trying to rent it as a Church. However, it appears to be too large for a small Church and too small for a larger, growing Church Organization to use. We have expanded our marketing to other potential types of business possibilities and have found a Contractor that would like to rent to the property to use for an office and storage for his tools and supplies. He is a smaller contractor and would be storing all tools/supplies inside the building and out of sight of the public. He would have some trucks, trailers, equipment, etc... parked at the property when not in use. If he needed any additional supply storage, it would be only storage behind the building between the building and Cemetery. If needed, it would be stored against the rear of the building and would be screened with fencing so it would not be seen by the public. The outside of the building, lighting, parking, etc... would remain the same with no changes. The sign would be changed to put his contracting name on it. He would be open from 8 am to 5 pm Monday thru Friday and possibly on Saturday from 8 am to 1 pm. Only a few potential customers would ever be onsite to drop by payments or building plans for review that is estimated to be anywhere from 0 to 10 customers a day and therefore would be very minimal traffic at the site.

The existing Parsonage shall be continued to be used as a rental residence as before with no changes to the use.

We feel this is a good use of the building and would not change any views of the public. We have spent hundreds of thousands of dollars on this property and need to start renting it right away. We will make sure the property is always in good condition, that it looks great, and it will be a benefit to the Riner Community! Also, with the property being located on Public Water and Public Sewer and located in the Village Expansion Area of Riner, this is a consistent use with the Comprehensive Plan of Montgomery County.

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 2/17/2016
Instrument Type: DLF
Number of Parcels: 2 Number of Pages: 6
 City County
MONTGOMERY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
 Grantor: 58.1-811-14 (C)(6)
 Grantee:
Consideration: \$467,873.00
Existing Debt: \$467,873.00
Actual Value/Assumed: \$699,400.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: \$0.00
Fair Market Value Increase: \$0.00

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: City County
MONTGOMERY Percentage In This Jurisdiction: 100%

- BUSINESS / NAME**
- 1 Grantor: Friendship Baptist Church
 - 2 Grantor: RAY, WILLIAM B TRUSTEE
 - 1 Grantee: H.T.B. PROPERTIES, LLC
 - 2 Grantee: H.T.B. PROPERTIES, LLC (SUBSIDIARY OF HOMETOWN BANK)

GRANTEE ADDRESS
Name: H.T.B. PROPERTIES, LLC

Address: 2950 MARKET ST
City: CHRISTIANSBURG State: VA Zip Code: 24073

Book Number: Page Number: Instrument Number: 2012005573

Parcel Identification Number (PIN): 070611 Tax Map Number: 119-A-A 9

Short Property Description: 1.486 ACRES, PARSONAGE & CHURCH
RINER, MONTGOMERY CO

Current Property Address: 1708 CARRIAGE RD
City: RINER State: VA Zip Code: 24149

Instrument Prepared By: DANIEL D. HAMRICK, PC Recording Paid By: DANIEL D. HAMRICK, PC

Recording Returned To: H.T.B. PROPERTIES, LLC
Address: 2950 MARKET STREET

City: CHRISTIANSBURG State: VA Zip Code: 24073



INSTRUMENT #160001241
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
FEBRUARY 24, 2016 AT 10:58AM
ERICA W. WILLIAMS, CLERK
RECORDED BY: CRW

(Area Above Reserved For Deed Stamp Only)

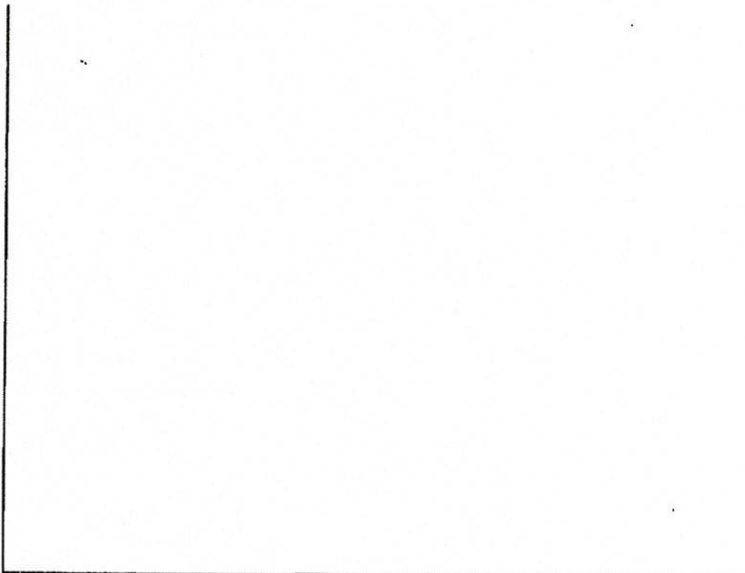
**VIRGINIA LAND RECORD COVER SHEET
FORM B - ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: 2/17/2016

Instrument Type: DLF

Number of Parcels: 2 Number of Pages: 6

City County
MONTGOMERY



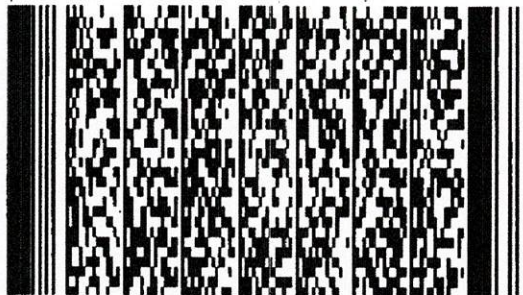
(Area Above Reserved For Deed Stamp Only)

GRANTOR BUSINESS / NAME

- 3 Grantor: WEEKS, THOMAS K TRUSTEE
- 4 Grantor: REYNOLDS, FRANKLIN TRUSTEE
- 5 Grantor: SIMPKINS, AVERY TRUSTEE
- 6 Grantor: LUCAS, JUSTIN W TRUSTEE
- Grantor: _____
- Grantor: _____
- Grantor: _____
- Grantor: _____

GRANTEE BUSINESS / NAME

- Grantee: _____
- Grantee: _____
- Grantee: _____
- Grantee: _____
- Grantee: _____
- Grantee: _____
- Grantee: _____
- Grantee: _____



VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 2/17/2016
Instrument Type: DLF
Number of Parcels: 2 Number of Pages: 6
 City County
MONTGOMERY

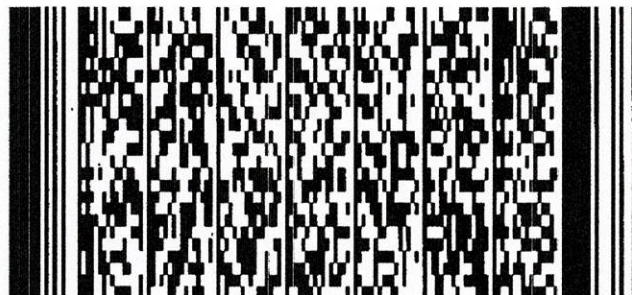
PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: City County
MONTGOMERY
Percentage In This Jurisdiction: 100%
Book Number: _____ Page Number: _____
Instrument Number: 2012005573
Parcel Identification Number (PIN): 070635
Tax Map Number: 119A-A 8

(Area Above Reserved For Deed Stamp Only)

Short Property Description: 0.085 AC, RINER, MONTGOMERY CO, VA
Current Property Address: LOT 404 AUBURN
City: RINER State: VA Zip Code: 24149

Prior Recording At: City County
Percentage In This Jurisdiction: _____
Book Number: _____ Page Number: _____
Instrument Number: _____
Parcel Identification Number (PIN): _____
Tax Map Number: _____
Short Property Description: _____
Current Property Address: _____
City: _____ State: _____ Zip Code: _____



Title Insurance Underwriter: Fidelity National Title Insurance Company

Grantee Address: 2950 Market Street, Christiansburg, VA 24073

Amount Due on Deed of Trust: \$ 467,873.00

Tax Assessed Value: \$ 699,400.00

(Parcel# 070611 \$690,300.00 & 070635 \$ 9,400.00)

Exemption: Grantors recording tax pursuant to Sect. 58.1-811(14)(C)(6)

THIS DEED IN LIEU OF FORECLOSURE, made and entered into this 17th day of February, 2016, by and between **Friendship Baptist Church**, by **William B. Ray, Sr.**; **Thomas K. Weeks**; **Franklin Reynolds**, **Avery Simpkins**, and **Justin W. Lucas**, Trustees, party of the first part, and **H.T.B. Properties, LLC** (a subsidiary of HomeTown Bank), party of the second part;

WHEREAS, this deed is exempt from Grantors recording tax pursuant to Sect. 58.1-811(14)(C)(6) of the Code of Virginia.

WITNESSETH:

WHEREAS, HomeTown Bank is the holder of a note secured by a certain deed of trust on the following described real estate, which deed of trust is dated June 29, 2013, and recorded in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, as Instrument No. 2012007024; and,

WHEREAS, said Deed of Trust was modified by Modification Agreement dated November 7, 2014, said modification recorded in the aforesaid Clerk's Office as Instrument Number: 2014007765; and

WHEREAS, this conveyance is made in return for full and complete satisfaction of the note secured by the above-mentioned deed of trust.

WHEREAS, by court order entered on February 8, 2016, in the Montgomery County Circuit Court, the sole remaining Trustees are given authority to execute this deed in lieu of foreclosure.

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the party, the party of the first part does hereby grant,

bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said party of the second part, the following described real estate, lying and being in the Riner Magisterial District of Montgomery County, Virginia, described as follows:

Parcel 1:

BEING all that certain lot or parcel of land described as "that parcel of land in Montgomery County, Virginia, at Auburn, which was conveyed to the Trustees of the Christian Church at Auburn by Andrew Thompson and Paul T. Woodward by deed dated October 1, 1853, recorded in Deed Book Q, Page 37, of said County, to which reference is made for a description of said lot by metes and bounds."

TAX MAP # 119A-A 9 PARCEL ID: 070611

Parcel 2:

First: That certain parcel of land which G.G. Howary and wife conveyed to M.F. Shelor by deed dated May 28, 1920, recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Deed Book 72, Page 596, bounded and described as follows: BEGINNING at a stake in the center of the Christiansburg Road; in C. Lawrence's line, running S 88 deg. W. 2-1/3 poles to a line of the Baptist Church lot; and with same, S 10 deg. E 4-1/4 poles to the center of the Radford Road at its intersection with the Christiansburg Road; thence N. 77 deg. E 1 pole to the center of the Christiansburg Road and in said Lawrence line; thence with said Lawrence's line and with the center of the road, N 7 deg. E 4-1/3 poles to its BEGINNING.

Second: All those two lots of land which M.H. Thompkins, Commissioner, conveyed to M. F. Shelor by deed dated November 11, 1920, recorded in said Clerk's Office in Deed Book 74, Page 28, except so much of each of said two lots as was conveyed by M.F. Shelor and wife to C.S. Watkins and Madeline Watkins by deed dated July 9, 1931, recorded in said Clerk's Office in Deed Book 95, Page 119.

The SECOND parcel being also described as: All that certain house and lot, lying and being in the Town of Auburn or Riner, Montgomery County, State of Virginia,

and described as follows: on the north by the land of Robert Charlton, on the east by the road, on the south by the Sutphom Lot, and on the west by the church lot;

TOGETHER WITH a certain lot in the village of Auburn and Montgomery County, Virginia, bounded as follows: BEGINNING in the center of road, corner to C.W. Loegg lot, and running with same, W. 122 ft. to a stake, at corner of church lot; thence N 40 ft. to a stake; thence E 135 ft. to center of road; thence with the road to BEGINNING, S 50 ft. and lying on the east side of lot sold by J.R. Charlton for burial lot, and is a part of a tract of about 87 acres conveyed by J.R. Charlton (to the party of the first part);

LESS AND EXCEPT the lands conveyed in Deed Book 85, Page 119. Parcels "First" and "Second."

AND BEING the same property conveyed to Jerry Don Estes, Harold Dewey Bishop, James Maury Lester, and James Junior Underwood, Sr., Trustees of the Auburn Baptist Church, by deed from Bertha Duncan Shelor and Henry Ernest Shelor, her husband, Frank L. Alley, unmarried, Carl Alley, unmarried, Ervin B. Alley and Pauline Huff Alley, husband and wife, Clarence Alley, unmarried, Lee Alley and Bertha B. Alley, husband and wife, dated August 9, 1978, recorded August 28, 1978, in Deed Book 403, Page 863.

TAX MAP# 119A- A 8 PARCEL ID: 070635

BEING all that same property conveyed to William Reid Ray, Sr., Franklin Meyers Reynolds, Thomas Kent Weeks, Jr., Justin William Lucas and Avery Allen Simpkins, Trustees of Friendship Baptist Church, by deed dated June 29, 2012, from Robert Alderman, Kenneth Kenley and Michael Campbell, Trustees of Auburn Baptist Church, of record in the Clerk's Office of the Circuit Court of Montgomery County as Instrument No. 2012005573.

PROVIDED, HOWEVER, that this conveyance is made subject to reservations, restrictions, easements and agreements of record to the extent that they may lawfully apply to the property herein conveyed.

WITNESS the following signatures and seals:

FRIENDSHIP BAPTIST CHURCH

William B. Ray Sr (SEAL)
William B. Ray, Sr., Trustee

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of February, 2016, by William B. Ray, Sr., Trustee for the Friendship Baptist Church.

My commission expires: 01-31-2020 Notary ID #: 156250

RODNEY L QUESENBERRY
NOTARY PUBLIC
REG. #156250
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2020

Rodney L. Quisenberry
Notary Public

Thomas K. Weeks (SEAL)
Thomas K. Weeks, Trustee

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of February, 2016, by Thomas K. Weeks, Trustee for the Friendship Baptist Church.

My commission expires: 01-31-2020 Notary ID #: 156250

RODNEY L QUESENBERRY
NOTARY PUBLIC
REG. #156250
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2020

Rodney L. Quisenberry
Notary Public

Franklin Reynolds (SEAL)
Franklin Reynolds, Trustee

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 19th day of February, 2016, by Franklin Reynolds, Trustee for the Friendship Baptist Church.

My commission expires: 01-31-2020 Notary ID #: 156250

RODNEY L QUESENBERRY
NOTARY PUBLIC
REG. #156250
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2020

Rodney L. Quisenberry
Notary Public

Avery R. Simpkins (SEAL)
Avery Simpkins, Trustee

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 23rd day of February, 2016, by Avery Simpkins, Trustee for the Friendship Baptist Church.

My commission expires: 01-31-2020 Notary ID #: 156250

RODNEY L QUESENBERRY
NOTARY PUBLIC
REG. #156250
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2020

Rodney L. Quisenberry
Notary Public

Justin W. Lucas (SEAL)
Justin W. Lucas, Trustee

STATE OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 18th day of February, 2016, by Justin W. Lucas, Trustee for the Friendship Baptist Church.

My commission expires: 01-31-2020 Notary ID #: 156250

Rodney L. Quesenberry
Notary Public

RODNEY L. QUESENBERRY
NOTARY PUBLIC
REG. #156250
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2020

PREPARED BY: Daniel D. Hamrick, (VSB# 19127)
Daniel D. Hamrick, PC
104 South Franklin Street
Christiansburg, VA 24073
(540) 382-0131
No Title Examination Completed By This Office

HAMRICK & HAMRICK
ATTORNEYS AT LAW
104 S. FRANKLIN STREET
CHRISTIANSBURG, VA 24073

INSTRUMENT #160001241
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
FEBRUARY 24, 2016 AT 10:58AM

Page 6 of 6
ERICA W. WILLIAMS, CLERK
RECORDED BY: CRW

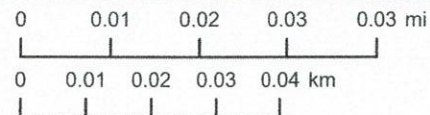
ParcelLand Viewer

-  Corporate Line
-  Tax Parcels
-  All Other Roads
-  Major Roads



*For reference purposes only.
Not to be used as an official
legal document.

Scale: 1:1,128



Map by Montgomery County VA web
map viewer 3/23/2022



Adjoining Landowners and Mailing Addresses. See attached Aerial GIS Map for reference:

1. **Site Address:** 1723 CARRIAGE RD, RINER
Zone: A1 - Vacant House
Owner(s): CALDWELL ELVA ALTIZER LE, C/O TEANY LAURA ELLEN
Mailing Address: 3010 CURRIN LN, CHRISTIANSBURG VA 24073
2. **Site Address:** CARRIAGE RD, RINER
Zone: A1 - Vacant Lot
Owner(s): CALDWELL ELVA ALTIZER LE, C/O TEANY LAURA ELLEN
Mailing Address: 3010 CURRIN LN, CHRISTIANSBURG VA 24073
3. **Site Address:** 3822 FIVE POINTS RD, RINER
Zone: A1 - House
Owner(s): TIELEMAN FRANCES E
Mailing Address: P O BOX 83, RINER VA 24149
4. **Site Address:** 3802 FIVE POINTS RD, RINER
Zone: A1 - Church currently under contract for Sale
Owner(s): HIGHER LIVING MINISTRIES INC,
Mailing Address: 2416 HUFFVILLE RD, PILOT VA 24138
5. **Site Address:** 3794 FIVE POINTS RD, RINER
Zone: A1 - House
Owner(s): THOMAS MARVIN L, THOMAS DEBBIE S
Mailing Address: 3794 FIVE POINTS RD, RINER VA 24149
6. **Site Address:** 3779 FIVE POINTS RD, RINER
Zone: A1 - House
Owner(s): LAWSON LOGAN CHARLES, BARHAM HELENA
Mailing Address: 3779 FIVE POINTS RD, RINER VA 24149
7. **Site Address:** FIVE POINTS RD, RINER
Zone: A1 - Cemetery
Owner(s): CEMETERY, RICHARDSON-BISHOP
Mailing Address:
8. **Site Address:** 3892 RINER RD, RINER
Zone: A1 - House and Farm
Owner(s): FIVE POINTS LIMITED PARTNERSHIP, REGISTERED LIMITED LIABILITY PRT
Mailing Address: 3892 RINER RD, RINER VA 24149
9. **Site Address:** 3920 RINER RD, RINER
Zone: A1 - House
Owner(s): OWENS PATRICIA G
Mailing Address: 3920 RINER RD, RINER VA 24149
10. **Site Address:** 1726 CARRIAGE RD, RINER
Zone: A1 - House
Owner(s): CAPOZZI LEE BAIN
Mailing Address: 1726 CARRIAGE RD, RINER VA 24149

Comprehensive Plan Justification

The subject property is identified as being in the Village Expansion Areas (PLU 1.6) in the Riner area of Montgomery County. This area is designed to be served for expansion and growth of businesses in the Riner Community and shall be served by public water and public sewer which this property is now connected to both public water and public sewer.

The existing building or parking lot will not be changed other than updating the landscaping and condition of the property which has fallen into bad disrepair since it was taken over by the Bank back in 2016 and has been vacant since that time. We are in the process of upgrading the landscaping the property and have already pressure washed the building to get it back in better condition.

An E and S Permit would not be required because there is no construction being completed on the property.

The floor plans of the building are attached and mainly will be used for inside storage of tools, supplies and materials for a local contractor. There also will be 2 office spaces, a conference room (with a possible 2nd conference room for floor plans review home homes) and a break room.

Any deliveries of materials or supplies shall be conducted within the business operation hours of 8 am to 5 pm Monday thru Friday and 8 am to 1 pm on Saturday.

The outside lighting will not be changed on the property and is existing.

The landscaping will be improved to include stone around the building, mulch, and low growing vegetation along the street area.

All materials/supplies will storage inside the building. If additional storage will be needed, then it will be attached the rear of the building and screened with fencing.

If a trash enclosure is needed in the future, it would be screened with fencing also.

The existing sign will be updated with the contractors name.

ParcelLand Viewer

-  Corporate Line
-  Tax Parcels
-  All Other Roads
-  Major Roads

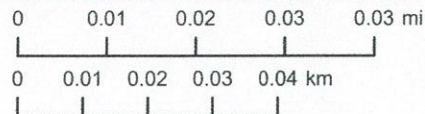


VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

Map by Montgomery County VA web map viewer 3/20/2022

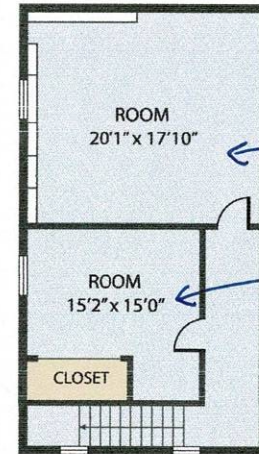
*For reference purposes only.
Not to be used as an official legal document.

Scale: 1:1,128





FIRST FLOOR



SECOND FLOOR

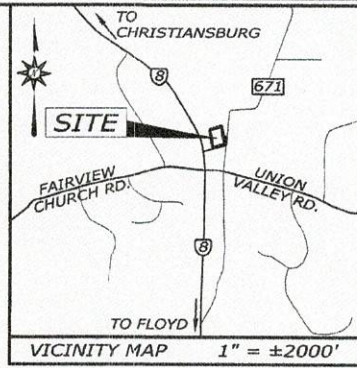
1708 Carriage Road, Riner 24149

TOTAL APPROX. FINISHED AREA 7,998 SQ.FT

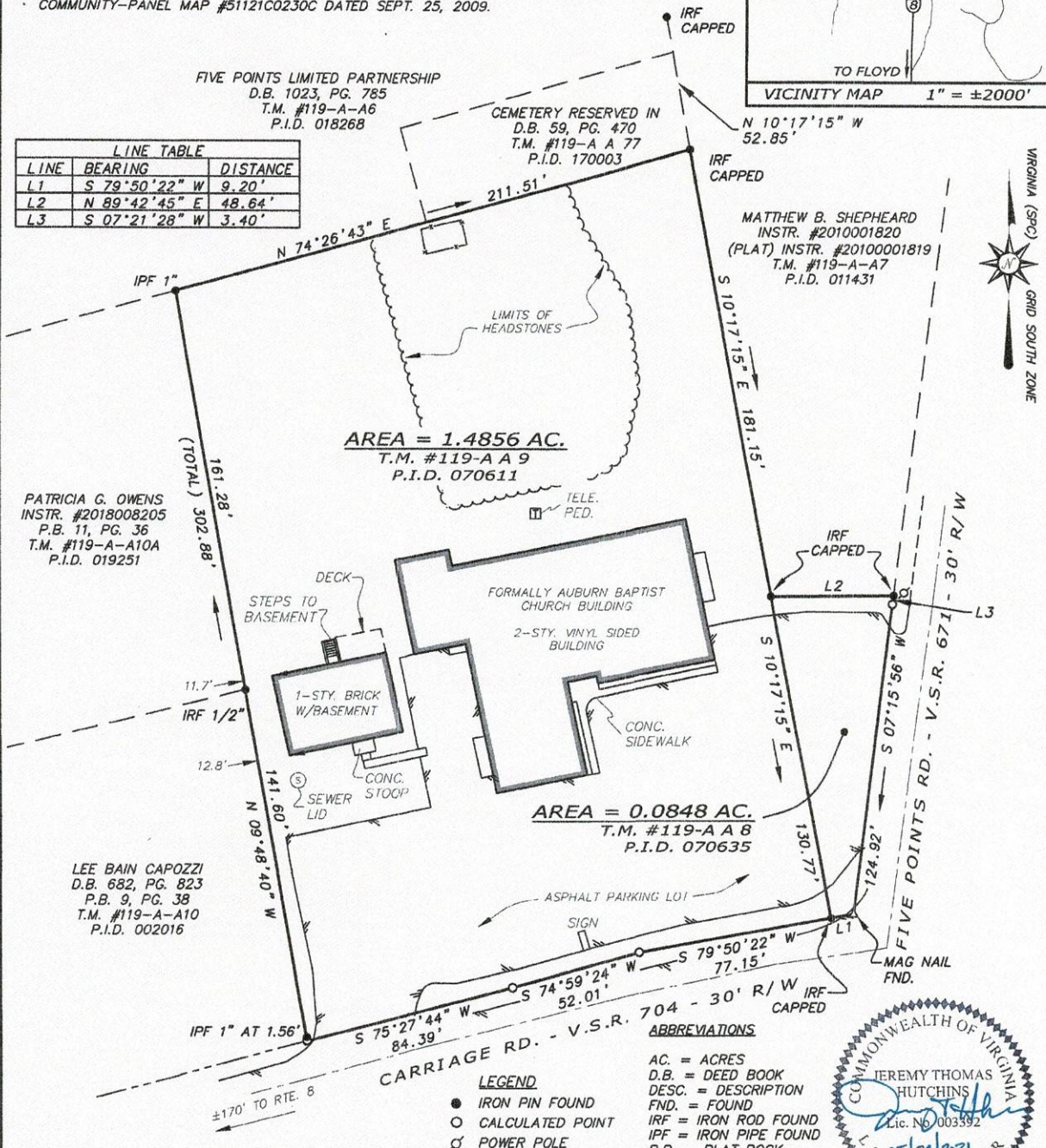
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

NOTES:

1. REFERENCES: INSTR. #2019001854, (PLAT) INSTR. #2010001819
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE AREA SHOWN HEREON IS LOCATED WITHIN FLOOD HAZARD ZONE 'X' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51121C0230C DATED SEPT. 25, 2009.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°50'22" W	9.20'
L2	N 89°42'45" E	48.64'
L3	S 07°21'28" W	3.40'



PATRICIA G. OWENS
INSTR. #2018008205
P.B. 11, PG. 36
T.M. #119-A-A10A
P.I.D. 019251

LEE BAIN CAPOZZI
D.B. 682, PG. 823
P.B. 9, PG. 38
T.M. #119-A-A10
P.I.D. 002016

FIVE POINTS LIMITED PARTNERSHIP
D.B. 1023, PG. 785
T.M. #119-A-A6
P.I.D. 018268

CEMETERY RESERVED IN
D.B. 59, PG. 470
T.M. #119-A A 77
P.I.D. 170003

MATTHEW B. SHEPHEARD
INSTR. #2010001820
(PLAT) INSTR. #2010001819
T.M. #119-A-A7
P.I.D. 011431

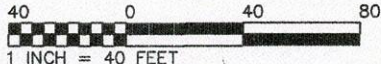
AREA = 1.4856 AC.
T.M. #119-A A 9
P.I.D. 070611

AREA = 0.0848 AC.
T.M. #119-A A 8
P.I.D. 070635

PLAT OF SURVEY
BEING T.M. 119-A A 8 &
119-A A 9
SURVEYED FOR:

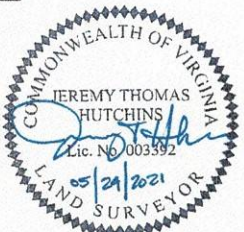
CARRIAGE ROAD, LLC

IN THE COMMUNITY OF RINER
RINER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



- LEGEND**
- IRON PIN FOUND
 - CALCULATED POINT
 - ⊕ POWER POLE
 - ADJACENT PROPERTY
 - EDGE OF PAVEMENT
 - FENCE

- ABBREVIATIONS**
- AC. = ACRES
 - D.B. = DEED BOOK
 - DESC. = DESCRIPTION
 - FND. = FOUND
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE FOUND
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
 - RTE. = ROUTE



SOURCE OF TITLE: TAX PARCEL 119-A A 8 & 119-A A 9

THE PROPERTY SHOWN HEREON WAS ACQUIRED BY HOMETOWN BANK FROM H.T.B. PROPERTIES, LLC BY INSTR. 2019001854 DATED MARCH 28TH, 2019 OF RECORD IN THE CIRCUIT COURT CLERK'S OFFICE OF MONTGOMERY COUNTY, VIRGINIA.

ELEVATION SURVEYING LLC
5204 Long Shop Road Blacksburg, VA
www.elevationsurveying.com
elevsurv@gmail.com
office: 540.739.3338

DATE: 05/24/2021
PROJECT NO.: 21-035
DRAWN BY: JTH
SHEET NO. 1 OF 1
SCALE: 1" = 40'

NOTES :

This Plat Represents A Current Survey By Terry A. Waller, L.L.S.

This Property Is Not Located Within A Special Flood Hazard Area (Zone X) Based On Community Panel 51121C0230C, Effective September 25, 2005.

This Plat Was Prepared Without The Benefit Of A Current Title Report And Therefore May Not Represent All Encumbrances On The Property.

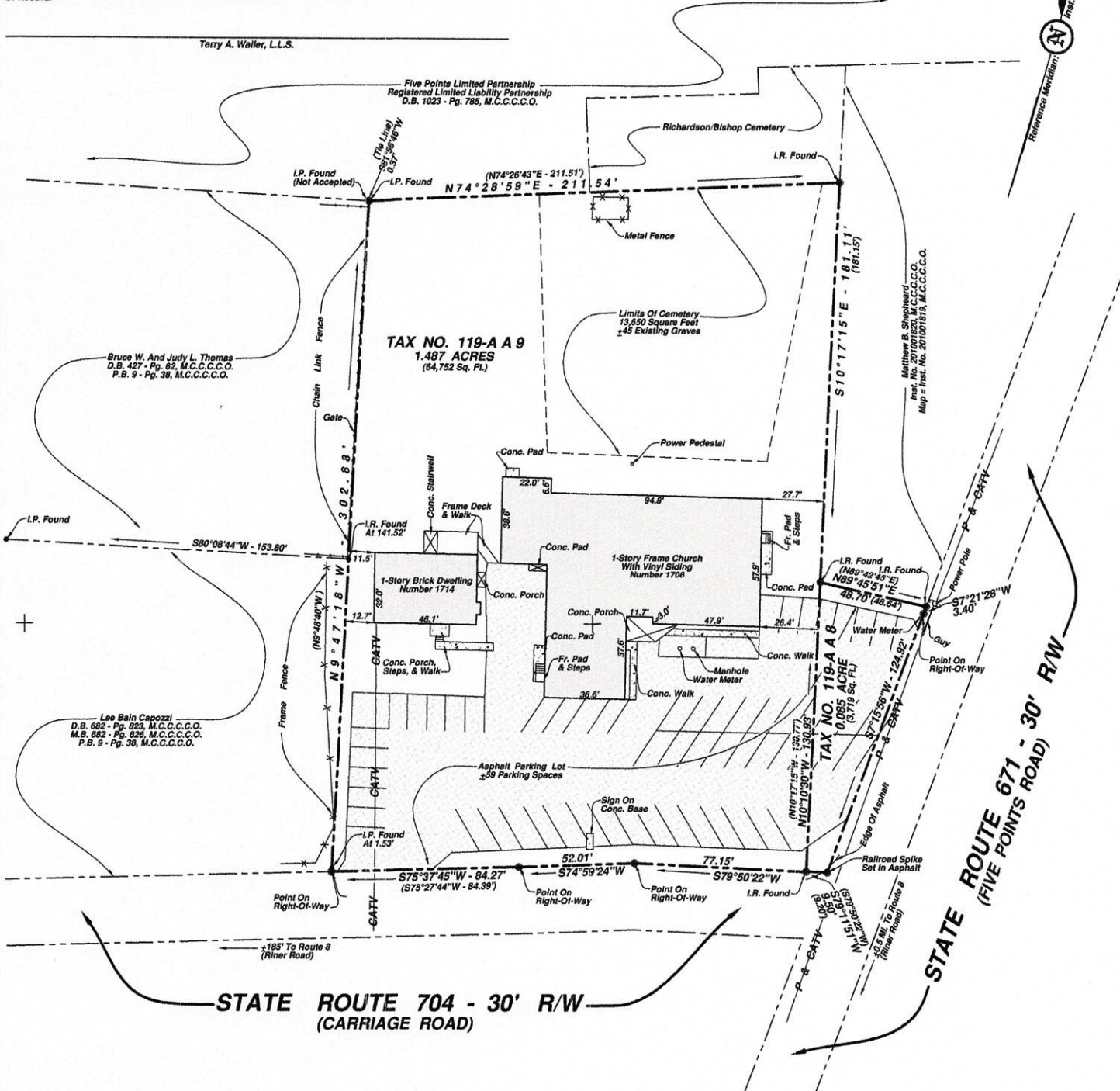
Current Zoning = Agricultural (A1)

Map Calls Are Shown In Parentheses.

County Tax Map Designations = 119-A A9 And 119-A A8

I Herby Certify That The Platting Of The Land Shown Is A True And Accurate Representation Of The Land Recently Surveyed By Myself. I Further Certify That The Montgomery County Subdivision Ordinance Does Not Apply To This Plat Offered For Recordation Of Two Parcels For Which A Deed, Map, And Tax Number Are Already Of Record.

Terry A. Waller, L.L.S.



Plat Of Survey For

H.T.B. PROPERTIES, L.L.C.

Showing Property Situated On The North Side Of State Route 704 And On The West Side Of State Route 671, Riner District, Montgomery County, Virginia; Being All Of The 1.4856 Acre Parcel And All Of The 0.0848 Acre Parcel As Shown On "Plat of Survey For Trustees Of The Auburn Baptist Church" In Instrument No. 201001819, M.C.C.C.C.O.

Legal Reference: Instrument No. 2016001241, M.C.C.C.C.O.

Scale: 1" = 30'
November 17, 2017

Prepared By
TERRY A. WALLER, L.L.S.
Licensed Land Surveyor Number 1432B
PO BOX 44 Collinsville, Virginia 24078 - Phone: 1-276-647-3506

