



Preliminary Review Meeting

Rezoning, Conditional Zoning, Proffer Amendment

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

Contact Person: Owner Contract Purchaser Tenant Other

Name: Adam Ritchie	Address: 1540 Creekside Lane, Riner, Va. 24140
Telephone:	Email: Darin@RinerVa.com

540-320-5859

Subject Property Description:

Address/Location: (Describe in relation to nearest intersection) 1708 & 1714 Carriage Road, Riner, Va. 24149		
Parcel ID Number(s): 070611 & 070635	Existing Zoning: A1/Agricultural	Acreage: 1.5704
Property Owner(s): Carriage Road, LLC - J. Darin Greear, Manage Member		Existing Use: Special Use Permit for Contractor Yard

Amendment to Proffers

Existing Proffers: (Please attach applicable proffers and rezoning case number)
Proposed Proffer Amendment: (Please attach proposed amendments)

Description of Proposed Development and Uses: *The requested information below MUST be submitted*

A. Proposed Zoning Districts (Please list proposed zoning districts and acreage of each District below): TND-I, 1.5706 acres	
B. Proposed Uses (check all that applies): For Rezoning applications that are not conditional, uses permitted within the proposed district with the highest traffic trip generation will be assumed	
<input type="checkbox"/> Residential Total Single Family # of Units: _____ Total Multi-Family # of Units: _____ <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____	<input checked="" type="checkbox"/> Mixed Use (Residential and Commercial) Total # of Residential Units: 2 Commercial uses Use C offee Shop S.F. 2 000 Use C ommunity Center S.F. 6 000 Use _____ S.F. _____

Applicant Signature: **Date:** 12/30/2024

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 cosmetic changes to the interior to help outfit the area for the coffee shop and community center. No buildings will be added.

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 are labeled for the desired plans.

Hours for the coffee shop will be 7am-6pm. The community center will provide a place for the community to workout, meet and host community events.

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

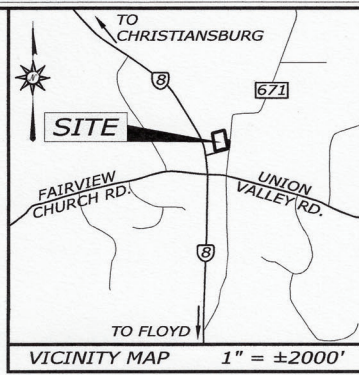
The landscaping will be improved to include stone around the building, mulch, and low growing vegetation along the street area.

A trash enclosure will be added and will be screened with fencing also.

The existing sign will be updated with a permit and cleaned up.

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	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'

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

N 10°17'15" W
52.85'

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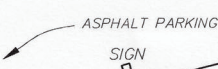
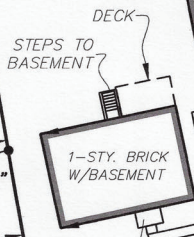
MATTHEW B. SHEPHEARD
INSTR. #2010001820
(PLAT) INSTR. #20100001819
T.M. #119-A-A7
P.I.D. 011431

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

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



CARRIAGE RD. - V.S.R. 704 - 30' R/W

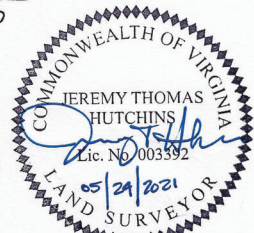
FIVE POINTS RD. - V.S.R. 671 - 30' R/W

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

LEGEND

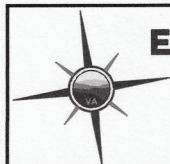
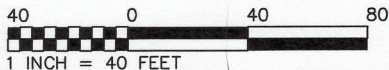
- IRON PIN FOUND
- CALCULATED POINT
- ⊕ POWER POLE
- - - ADJACENT PROPERTY
- ▨ EDGE OF PAVEMENT
- x - x - FENCE



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



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'

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.

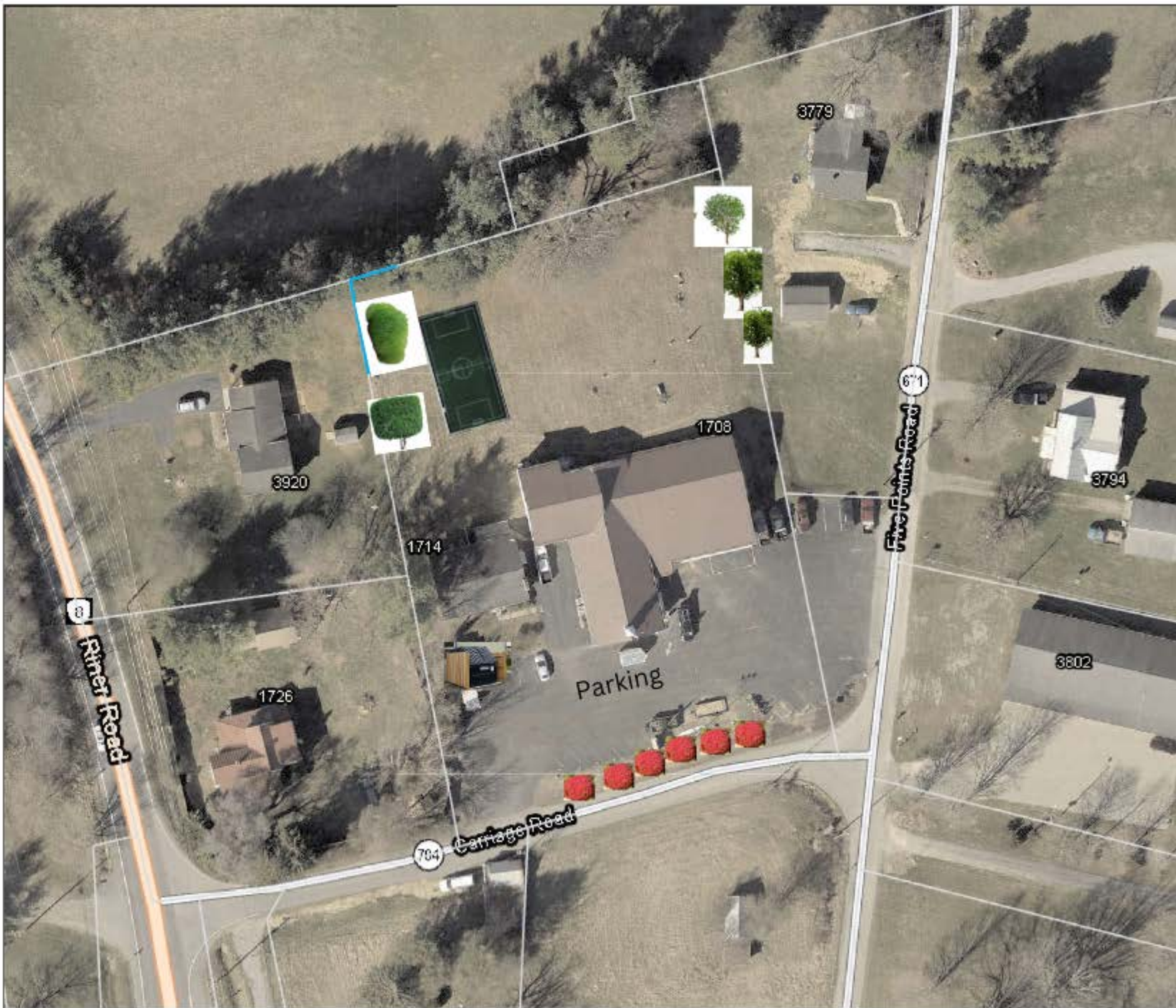


1708 Carriage Road, Riner 24149

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.

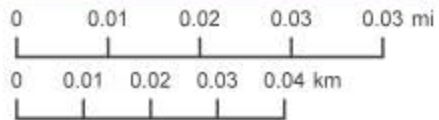
ParcelLand Viewer



- 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 7/16/2024



Narrative for the Riner Community Center, First XI Coffee Shop, and Soccer Club

Overview:

The proposed development at 1708 Carriage Road, Riner, VA, will transform an old church into a vibrant community hub that serves the residents of Riner and beyond. This multi-purpose facility will integrate a community center, the First XI Coffee shop, and a soccer training center. These operations will work harmoniously to provide a space for recreation, education, social interaction, and economic development. The project is intentionally located in the heart of the town, across from the high school, middle school, and elementary school, ensuring accessibility for families, students, and community members.

Integration of Operations

1. First XI Coffee Shop:

- **Mission:** First XI Coffee will serve as the cornerstone of the community hub, offering high-quality coffee and a welcoming atmosphere where residents can gather, socialize, or work.
- **Connection to Other Services:** The coffee shop will host community events, fundraisers with local school programs, and meetings. It will also support the soccer club by donating a portion of proceeds or providing a fundraising platform.
- **Economic Impact:** By attracting both residents and visitors, the coffee shop will contribute to local economic growth while providing job opportunities for high school and college students in the area.

2. Community Center:

- **Function:** The community center will host a variety of programs, including after-school activities, educational workshops, art classes, and civic meetings.
- **Support for Local Schools:** Its proximity to the schools makes it an ideal location for tutoring programs, school events, and student engagement activities.
- **Collaborative Opportunities:** Partnerships with local organizations and businesses will maximize the center's offerings and strengthen its ties to the broader community.

3. Soccer Training Center:

- **Purpose:** A soccer/sports training facility will offer year-round programs for youth and adult players, including clinics, camps, and leagues.
- **Community Benefits:** The training center will promote health, fitness, and teamwork, engaging children and adults in physical activity while fostering a sense of belonging.
- **Synergy with Coffee Shop:** Parents can relax in the coffee shop while their children participate in training sessions, creating a seamless experience for families.

4. **Cemetery on Site:**

- **Preservation Commitment:** The historic cemetery located on the site will be respectfully maintained and preserved. A dedicated portion of the property will ensure its protection, with pathways and signage providing access for historical or genealogical purposes. Landscaping will create a serene environment, honoring the site's heritage.
-

Contributions to the Community

1. **Central Location Benefits:**

- Being in the heart of The Village of Riner and across from the schools ensures high visibility and accessibility. Students and families can easily walk to the facility after school or on weekends, reducing transportation barriers.

2. **Community Engagement:**

- The combination of recreational, educational, and social services will make the center a true gathering place, fostering a sense of community pride and connection.
- Events such as soccer camps, coffee shop open mic nights, and community workshops will encourage participation and collaboration.

3. **Youth Development:**

- The soccer club and training programs will promote physical fitness and teach valuable life skills like teamwork and leadership.
- The community center's activities will provide mentorship opportunities and a safe space for youth to learn and grow.

4. **Economic and Social Impact:**

- Local vendors will supply the coffee shop, supporting other businesses in the area.
 - The site will create jobs and increase foot traffic to surrounding areas, boosting Riner's overall economic vitality.
-

Why This Location?

1. **Proximity to Schools:**

- The site is ideally situated near the high school, middle school, and elementary school, making it a convenient destination for families and students.

2. **Heart of the Village of Riner:**

- Its central location reinforces its role as a community hub, accessible to residents across Riner.

3. **Existing Structure:**

- Repurposing the old church preserves an already established building while giving it a new purpose, aligning with sustainable development practices.

Similar Operations for Inspiration

1. **Soccer Centers with Coffee Shops:**
 - Examples such as **SoccerHaus** in Colorado Springs, CO, and **Urban Soccer Park** in Boise, ID, demonstrate the success of combining sports facilities with social spaces.
2. **Community Centers in Small Towns:**
 - Facilities like the **Meadowbrook Community Center** in Seattle, WA, offer a mix of recreational and community services, providing a model for multi-purpose operations.
3. **Repurposed Churches:**
 - Projects like **Mission Coffee Co.** in Columbus, OH, have successfully turned old churches into thriving coffee shops and community spaces, preserving historical elements while adding modern functionality.

Operational Details

1. **Hours of Operation:**
 - **Coffee Shop:** 7 AM – 6 PM (extended hours for events)
 - **Soccer Training Center:** 8 AM – 9 PM (with flexible scheduling for programs)
 - **Community Center:** 8 AM – 9 PM (dependent on programming)
2. **Staffing and Management:**
 - Shared staff between the coffee shop and community center for efficiency.
 - Dedicated team for soccer training programs, including certified coaches and trainers.
3. **Programming Examples:**
 - **Soccer:** Youth leagues, clinics, adult pickup games, and coaching certification courses.
 - **Community Center:** Art classes, STEM workshops, fitness classes, and civic forums.
 - **Coffee Shop Events:** Fundraisers, trivia nights, and local performances.

Conclusion

This project is designed to enrich the lives of Riner residents by providing a space where community, recreation, and business thrive together. By repurposing a historic building and placing the facility in the heart of the Village of Riner, the Riner Community Center, First XI Coffee Shop, and Soccer Club will serve as a cornerstone for the community. Through

thoughtful planning and collaboration, the site will become a vibrant hub that respects its history while building a brighter future for all.