



**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: 12-7-18 Received by: TJC

Fee Paid: \$ 300.00 PC Date:

Application No.: SUI90001 BOS Date:

Project No.: PRJ170310

## Special Use Permit Application

### GENERAL INFORMATION:

Section 30-19: Special uses are established in recognition that in addition to uses permitted by right, certain uses may, depending upon their scale, design, location, and conditions imposed by the Board of Supervisors be compatible with existing and future uses in a district. A special use permit application may be initiated by:

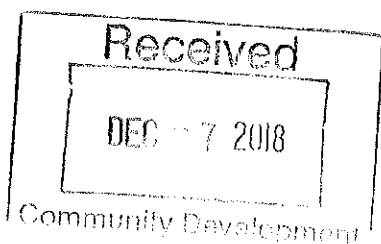
- 1) Resolution of the Board of Supervisors;
- 2) Motion of the Planning Commission;
- 3) Petition of the owner, contract purchaser with the owner's written consent, or the owner's agent of the property for which a special use permit is requested.

### APPLICATION PROCEDURE:

- **Consultation with Planning Staff:** You are required to meet with a planner to discuss feasibility of request prior to submission.
- **Planning Commission:** The Planning Commission will hold an advertised public hearing and review the application in order to make and forward an advisory recommendation to the Board of Supervisors.
- **Board of Supervisors:** The Board of Supervisors will hold a public hearing and review the application in order to make a decision on the request. In granting the special use permit, the Board of Supervisors may attach any conditions necessary to insure that the proposal meets the specific and general standards for the proposed use.

**Please make sure the following items are included BEFORE submitting:**

- Application Fee:** \$300.00 (checks made payable to Bedford County). Applicant is also responsible for the costs of all public notifications including sign posting, mailings and legal advertisements.
- Concept Plan:** A concept plan prepared by a professional engineer, architect or surveyor must be submitted with the application in both hard copy and digital (.pdf format) versions. The plan shall include at a minimum what is required of a site development plan in Article V of the Zoning Ordinance and address any potential land use or design issues arising from the request. It is the responsibility of the applicant to demonstrate that the proposed use will be in harmony with the zoning district and surrounding area. If the proposed development is to be constructed in phases, all phases shall be shown at the time of the original application.





# Bedford County

## Special Use Permit Application

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

### APPLICANT INFORMATION

Note: If applicant is not the property owner, an owner's authority letter must be submitted with application.

**Applicant Name:** Liberty University, Inc

**Address:** 1971 University Blvd, Lynchburg, VA 24515

**Phone:** 434-582-2352 **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Property Owner Name:** Liberty University, Inc.

**Address:** 1971 University Blvd, Lynchburg, VA 24515

**Phone:** 434-582-2352 **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Authorized Agent/Contact Person:** Todd Carroll

**Address:** 1971 University Blvd, Lynchburg, VA 24515

**Phone:** 434-582-2352 **Fax:** \_\_\_\_\_ **Email:** tccarroll@liberty.edu

**Engineer:** Norman Walton, Perkins & Orrison, Inc.

**Address:** 317 Brook Park Pl, Forest, VA 24551

**Phone:** 434-525-5985 **Fax:** 434-525-5986 **Email:** nwalton@perkins-orrisson.com

### PROJECT INFORMATION

**Location/Address of Property** (directions from Bedford County Administration Building): Take 460 West to Route 811. Turn North on Route 811, keep straight on Route 709. The property is on the left 1.2 miles from the Route 811 intersection.

**Tax Map Number(s):** 170-3-A; 170-3-A1; 170-3-B; 170-A-34; 170-A-30; 170-A-30A; 170-A-29A; 187-A-3A and 187-A-2A

**Magisterial District:** Jefferson **Election District:** New London Academy

**Size of Parcel(s):** In acres \_\_\_\_\_ In sq. ft. \_\_\_\_\_

Amount of area to be utilized \_\_\_\_\_

**Does the parcel meet the minimum requirements contained in the Article IV use and design standards for the use?** (  ) Yes (  ) No

**Current Zoning:** AP **Current Land Use:** Aviation Facilities, Private-General *JW*

**Proposed Land Use (from Permitted Use Table, Sec. 30-79-2):** Aviation Facilities, Private, Nighttime Operations  
General *JW*

**Please describe the proposed project or purpose of the request.** see attachment

**JUSTIFICATION FOR SPECIAL USE PERMIT**

The Planning Commission will study the special use request to determine the need and justification for the change in terms of public health, safety and general welfare. Please answer the following questions as thoroughly as possible. Attach additional paper if necessary.

**Please explain how the request furthers the purposes of the Zoning Ordinance (Section 30-3) as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.**

The project furthers the purposes of the Zoning Ordinance by facilitating the creation of a convenient, attractive, and harmonious community, facilitating the provision of transportation through a private airport, and encouraging economic development activities that provide desirable employment and enlarge the tax base. The project furthers the purposes of the PCD classification by promoting the efficient use of commercial land by developing it in unified fashion under single ownership in an area that provides for adequate development and expansion space and controlled access points. Development will take place in general accord with the proposed master plan. In addition, the proposed rezoning and special use permit will ensure that the zoning district designation is consistent with the approved airport use that has existed at the Property for nearly 60 years. This SUP application is interdependent with and contingent on the rezoning application filed at the same time

**Please explain how the project conforms to the general guidelines and policies contained in the Bedford County Comprehensive Plan.**

The project supports the Economic Development goals and intent of "a healthy, diversified economy that is environmentally sensitive and results in business opportunities and quality jobs." The project supports the Educational goals of the Comprehensive Plan by supporting the educational needs of the community and providing lifelong learning opportunities for all. Specifically, it supports Secondary Education by providing facilities and educational and training opportunities for local residents and possible opportunities for students enrolled at the Bedford Science and Technology Center and other STEM programs and initiatives of the County School system. As one of the region's largest institutions of higher education within a short drive of the County, Liberty University supports the educational needs of the residents and businesses in the County. This project will serve as an extension of higher education facilities to the County for the benefit of the County's residents. The project further serves the Plan's specific goals for multi-generational learning and personalized learning. Finally, the property is located in close proximity to areas designated for industrial, commercial/light industrial, and commercial uses, thus conforming to the general goals of the Future Land Use map. The project will support those uses.

**Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire/rescue.**

The property is somewhat buffered naturally from the neighboring properties. The parcels are planned to be developed and maintain a certain buffer. There will be no impact to water/sewer (served by onsite/private means), roads, schools or parks. A minimal impact fire/rescue as additional air traffic will be experienced.

**CERTIFICATION**

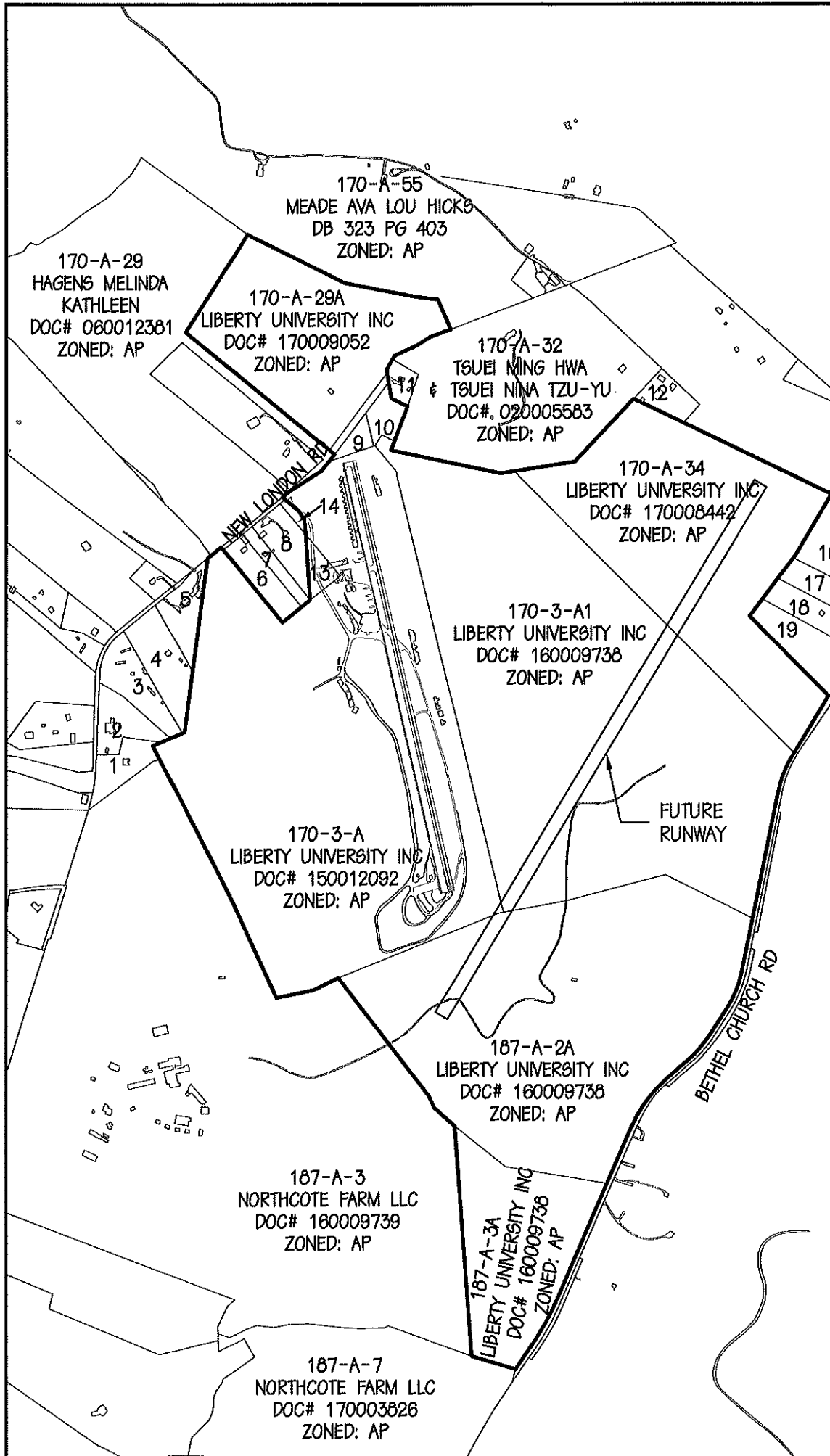
I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Owner/Agent Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

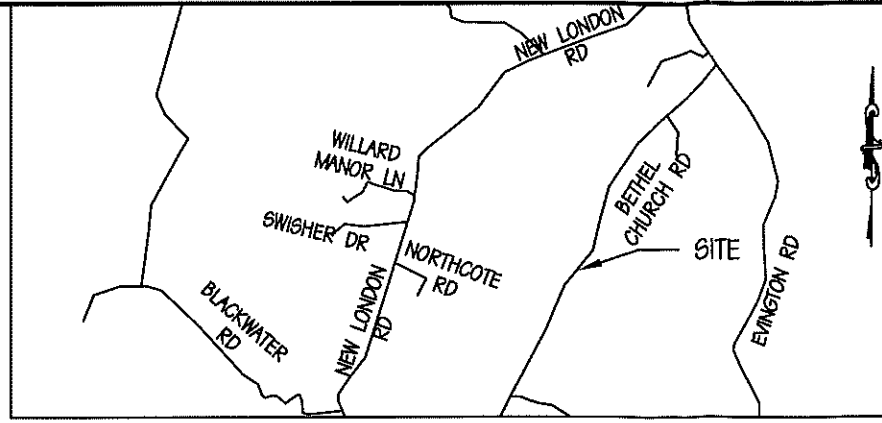
TODD CARROLL, CORP CIVIL ENGINEER



**NOTES:**

1. OWNER: LIBERTY UNIVERSITY INC
2. TM#: 170-A-34, 170-A-30A, 170-3-A1, 170-3-A, 167-A-3A, 167-A-2A, 170-A-29A, 170-3-B, 170-A-30
3. ZONING: AP (AGRICULTURAL/RURAL PRESERVE DISTRICT), AO (AIRPORT OVERLAY DISTRICT)
4. PROPOSED USE: AVIATION FACILITIES, GENERAL; EDUCATIONAL FACILITIES COLLEGE/UNIVERSITY
5. TOTAL ACREAGE IS APPROXIMATELY 405.73± AC
6. THIS DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER AND PRIVATE DRAINFIELDS
7. SETBACKS/LOT REQUIREMENTS FOR AV SETBACKS (LOTS SERVED BY EITHER PUBLIC SEWER OR WATER OR BOTH)
  - a. FRONT YARD 30 FEET
  - b. SIDE YARD 0 FEET
  - c. REAR YARD 15 FEET
8. MINIMUM LOT AREA: 85,340 SF
9. FRONTAGE: 100 FEET
10. MAXIMUM LOT COVERAGE - 75%
11. THERE IS NOT A SIGN CURRENTLY PROPOSED. IF ADDED IN THE FUTURE, ALL SIGNS MUST BE APPROVED BY BEDFORD COUNTY. BOUNDARY INFORMATION AND TOPOGRAPHY PROVIDED BY OWNER.
12. STORMWATER MANAGEMENT WILL BE PROVIDED ONSITE. STORMWATER MANAGEMENT IS CURRENTLY PLANNED AS ABOVE GROUND DETENTION.
13. THE PROPERTIES ARE IN UNSHADED ZONE 'X' PER FEMA MAP PANEL # 51019C0365DA.
14. DEMOLITION PERMIT WILL BE OBTAINED FOR EACH EXISTING STRUCTURE ON THE PROPOSED PARCEL. EXISTING STRUCTURES TO REMAIN WILL HAVE PROPER SETBACKS.

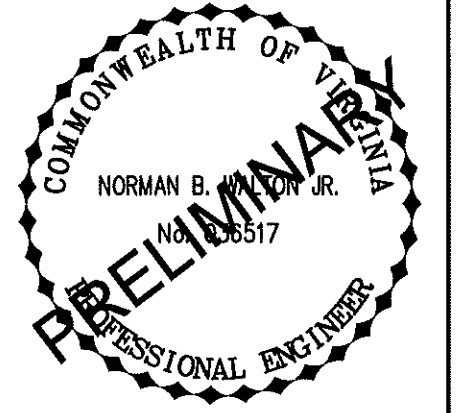
1	170-A-23A HARTMAN DONALD K & SANDRA DB 718 PG 147 ZONED: AP	6	170-3-2 BECK ROGER M DOC# 070017876 ZONED: AP	11	170-A-31 BECK ROGER M DOC# 070017877 ZONED: AP	16	171-6-2 VIAR CATHY SUE LEFTWICH DB 519 PG 19 ZONED: AP
2	170-A-23 HARTMAN SHIRLEY R DOC# 010010567 ZONED: AP	7	170-3-D TIBBS JESSE LEONARD DB 291 PG 471 ZONED: AP	12	170-A-33 DOWNS MARK W DOC# 160008001 ZONED: AP	17	171-6-3 WHITE FRANCES ANNE (FKA LEFTWICH) DB 519 PG 28 ZONED: AP
3	170-A-24 HESS ANN C DB 500 PG 815 ZONED: AP	8	170-3-1 TIBBS JESSE L & SHIRLEY A DB 291 PG 468 ZONED: AP	13	170-3-B LIBERTY UNIVERSITY INC DOC# 150012092 ZONED: AP	18	171-6-4 MITCHELL CHARELS P & RACHEL T DOC# 110004878 ZONED: AP
4	170-A-25 WOOD BRIAN L DOC# 160007745 ZONED: AP	9	170-A-30 LIBERTY UNIVERSITY INC DOC# 150012092 ZONED: AP	14	170-3-C TIBBS JESSE LEONARD & DB 291 PG 471 ZONED: AP	19	170-A-34F VIAR JOHN BYRD III DOC# 170002658 ZONED: AP
5	170-A-26 MOOSE DAVID WILLIAM & ROBERTA L DOC# 010012710 ZONED: AP	10	170-A-30A LIBERTY UNIVERSITY INC DOC# 160009738 ZONED: AP	15	170-A-35 CALDWELL WATSON A & ELISE DB 357 PG 724 ZONED: AP		



**PERKINS & ORRISON**  
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

PO BOX 1567 17 W. NELSON STREET  
LEXINGTON, VIRGINIA 24450  
PHONE: 540-464-9001 FAX: 540-464-5009  
EMAIL: PNO@PERKINS-ORRISON.COM

317 BROOK PARK PLACE  
FOREST, VIRGINIA 24551  
PHONE: 434-525-5985 FAX: 434-525-5986



JOB:  
**SPECIAL USE PERMIT FOR  
NEW LONDON AIRPORT**

JEFFERSON MAGISTERIAL DISTRICT  
BEDFORD COUNTY, VA

CLIENT:  
**LIBERTY UNIVERSITY**

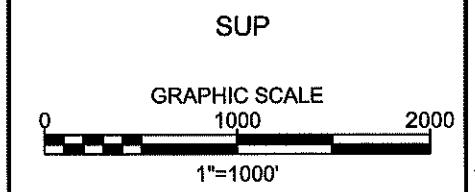
MARK	DATE	DESCRIPTION

ISSUE: 12/07/18

CONTOUR INTERVAL: 2'

DRAWN BY: MJD

CHECKED BY: NBW



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