June 27, 2007

Anderson & Associates, Inc.
Attn: Trevor M. Kimzey, P.E.
100 Ardmore Street
Blacksburg, VA 24060

Re: SP 07-021 First & Main, Phase I, Site Development Plan, dated May 4, 2007, 1500 South Main Street, First Review.

Dear Mr. Kimzey:
The Planning and Engineering Department has completed the first review of the First and Main, Phase I site development plan. Site plan approval is **denied** for the first review.

Please be aware that a review of those portions of the Phase I site development plan that are in the Phase II site development plan area does not imply approval or denial of a specific building, structure, use, or parking lot layout on the Phase II site development plan. Specifically, the Phase II building and parking lot details depicted on sheets C4.01; C4.02; C4.03; C4.07; C4.08; C4.09; and C4.13 were not reviewed in the Phase I review and no determination was made with regard to Phase II details in the Phase I review letter. Moreover, Phase II details should not appear on future Phase I site plan sheets.

The following comments must be addressed prior to final Phase I plan approval:

Planning Comments
Steve M. Hundley, AICP, Zoning Administrator
Council Actions --

1. The Sonic drive-in restaurant site development can not be identified as a drive-in restaurant on the site plan without an approved **Special Use Permit** for **Restaurant, Drive-in use** and for **exterior speaker** use. Plan approval of the proposed building location and parking lot layout prior to SUP approval is at the applicant's own risk. [Town of Blacksburg, Zoning Ordinance, Section 3151(b)]
2. If **exterior speakers** are proposed, the CVS drive-up facility may be approved on the site plan, but will not be approved for operation without an approved **Special Use Permit** for a use having external speakers. Plan approval of the proposed building location, and drive-up facility prior to SUP approval is at the applicant's own risk. [Section 3151(b)]
3. The 170 foot southeast property line, extending from Main Street to King Street, is also the public right-of-way line. The proposed drive-thru lane, drive-thru window, and canopy over the drive-thru, as well as a retaining wall encroaches on the public right-of-way. A **right-of-way vacation** is required prior to site plan approval for the proposed site development as depicted on the CVS property, or the proposed plan must be modified in order to comply with setbacks and to not encroach into the public right-of-way. The plan cannot be approved with the proposed building location and