

Overview of VDOT Land Use Requirements

VDOT's Land Use regulations continue to become more inclusive of various land use activities.

VDOT continues to be very firm in its control of access to VDOT Right-of-Way.

VDOT strives to work in unison with local regulations and long-term planning

VDOT's Permitted Activities are essentially broken into several areas:

1. Private entrance installation/upgrade
2. Commercial business ventures
3. Subdivision ventures
4. Logging
5. Public utilities
6. Special events

Basics for commercial entrance permits (business & subdivisions):

1. Proposed entrance must meet required sight distances
2. Proposed entrance must have an approved design prior to issuance of permit
 - A. approved materials
 - B. approved dimensions/grades
3. In addition to sight distances, the entrance must meet required 50 LF separation from an existing commercial entrance.
4. For larger endeavors, a Traffic Impact Analysis is required
5. Fees and bonding must be provided
6. Form LUP-SP (addressing safety, environmental, liability) must be signed
7. A commercial entrance permit should be obtained prior to any work beginning on site.
8. Commercial entrances do not legally transfer with a change of ownership.
9. If it is determined that the use of a particular commercial entrance has changed significantly, the property owner can be required to upgrade the existing entrance to current standards.

Basics for VDOT's interest in subdivisions:

1. If three (3) or more lots are served by one entrance, a commercial entrance is required.
2. If a subdivision process creates three (3) or more lots (including residual parcel) then VDOT is required to review and sign the plat.
3. If a proposed subdivision road is proposed to be brought into the VDOT road system, the developer must submit plans and drainage calculations for review and approval. The road must be designed and built according to current VDOT specifications.

4. Based upon completion and final inspection of the road (after plans, testing results, etc. passed) and a deed completed giving correct Right-of-Way and drainage easements to the County, and other documents complete, the road will be recommended for acceptance to the Board of Supervisors. The Board of Supervisors can accept the road by resolution.
5. Prior to purchasing potential commercial or subdivision property, the developer should contact VDOT, Hillsville Residency Permits Office to determine if the property qualifies for a commercial entrance. This will hopefully prevent someone from purchasing property that cannot be developed.

Schedule of VDOT's involvement in the development process.

1. If possible, VDOT's permit & subdivision specialist should be consulted prior to a purchase of property for commercial or subdivision development
2. If #1 is not possible, VDOT should be contacted as soon as possible in the planning process.
3. VDOT must be notified in a timely manner of any roads proposed to come into it's system by way of new subdivisions.
4. VDOT must approve any road designs including drainage, geometric design, and materials prior to final County approval of subdivision plans. The subdivision lots may change based on required road design changes.
5. For final sign off of subdivision plats, all required County copies should be submitted to VDOT, Hillsville Residency, PO Box 188 Hillsville, VA 24343. In addition, if a new subdivision road is proposed, three (3) additional copies should be submitted for VDOT files.
6. Surveyors should begin to place a signature block for VDOT on all plats submitted.

Reference Links:

1. <http://www.virginiadot.org/business/manuals-default.asp> (Manuals & Guides)
2. <http://www.virginiadot.org/projects/chapter527/default.asp> (Chapter 527)
3. <http://www.virginiadot.org/business/bu-landUsePermits.asp> (Land Use Permits-Incl. Applications)
4. <http://www.virginiadot.org/info/faq-2ndaryroads.asp> (getting a road "accepted")
5. <http://www.virginiadot.org/business/ssr.asp> (Subdivision Street Requirements)
6. <http://www.virginiadot.org/projects/accessmgt/default.asp> (Proposed Access Management Regulations)

Reference Documents:

1. 2005 Subdivision Street Requirements
2. Minimum Standards of Entrances to State Highways
3. Land Development Manual
4. Road and Bridge Specifications
5. Current Road Design Manual and Appendix B
6. 2000 Pavement Design Guide

