

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**June 17, 2020 7:00PM**  
**Board Room, Government Center**  
**755 Roanoke Street, Christiansburg, VA**

**I. CALL TO ORDER**

**II. DETERMINATION OF A QUORUM**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF CONSENT AGENDA**

- a. February 12, 2020 Meeting Minutes

**V. PUBLIC HEARING**

- a. A request by **Oak Forest MHC, LLC**. (Agent: Gay and Neel, Inc.) to rezone a total of 8.013 acres from Agricultural (A1) to Planned Mobile Home Residential Park (PMR) to allow for the addition of twenty-three (23) mobile homes to the existing Oak Forest Mobile Home Park. The property is located **1070 Hightop Road**, Blacksburg; identified as Tax Map 066-A-99 (Parcel ID: 004860) in the Prices Fork Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with no defined density; however, is stated to accommodate a full range of residential unit types and densities.

AND

A request by **Oak Forest MHC, LLC**. (Agent: Gay and Neel, Inc.) for amendment of an existing Special Use Permit (SUP) approved in 2004 and last amended on June 14, 2010 to update the *Oak Forest Mobile Home Park Conceptual Plan* and allow for the addition of twenty-three (23) mobile homes to the existing Oak Forest Mobile Home Park. The property is located at 511 Payne Drive and 1070 Hightop Road and identified as Tax Parcels 066-A-98 and 066-A-99; (Parcel IDs: 016259 and 004860) in the Prices Fork Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with no defined density; however, is stated to accommodate a full range of residential unit types and densities.

- b. An ordinance amending Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia by adding **travel center** as a use permissible by special use permit in section 10-28(4), General Business, Section 10-30(4), M-1 Manufacturing and Section 10-31(4), M-L Manufacturing Light and by adding travel center as a defined use under section 10-61 definitions.
- c. An ordinance amending Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia by amending section 10-45 **sign regulations** by adding a definition for high rise sign to be a free standing sign up to forty feet (40') that may be located in Community Business (CB), General Business (GB), Planned Unit Development Commercial (PUD-COM), Manufacturing (M1), Manufacturing Light (ML) and Planned Industrial Districts under certain requirements on certain qualifying land in order to obtain sign visibility from an interstate highway and by allowing the high rise sign to exceed forty feet (40') under certain circumstances by grant of a special use permit.

**VI. PUBLIC ADDRESS** *(during this time the public can address the Commission on any issue other than the public hearing items)*

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**a. WORKSESSION – Akers-Kidd Rezoning**

A request by **Jerry L. and Vickie L. Akers** (Agent: Brushy Mountain Engineering) to rezone a total of 1.317 acres from Agricultural (A1) to Manufacturing Light (ML) to allow a Flex Industrial Use (Machine Shop) with proffered conditions. The property is located **10001 Roanoke Road**, Elliston; identified as Tax Map 060-A-9 (Parcel ID: 007525) in the Shawsville Magisterial District. The property currently lies in an area designated as Village Expansion in the 2025 Montgomery County Comprehensive Plan and further designated as Mixed Use in the Elliston-Lafayette Village Plan.

**b. WORKSESSION – McGrady-Lambert Rezoning**

A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) to rezone a 3.358 acre portion of a 5.295 acre parcel from Agricultural (A1) to Community Business (CB) to allow for the construction of a contractor service establishment. The property is located at **421 Jennelle Road, Blacksburg**; identified as Tax Map 067-10-2 (Parcel ID: 025143) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the Montgomery County 2025 Comprehensive Plan.

AND

A request by **Jason and Indra McGrady** (Agent: Balzer and Associates, Inc) for a Special Use Permit to allow the construction of a contractor service establishment on a 3.358 acre portion of a 5.295 acre parcel. The property is located at **421 Jennelle Road, Blacksburg**; identified as Tax Map 067-10-2 (Parcel ID: 025143) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the Montgomery County 2025 Comprehensive Plan.

- c. Future Items Coming Before the Planning Commission (no attachments)**
  - i. Draft Text Amendments
  - ii. Annual Agricultural and Forestal District Renewals

**IX. LIAISON REPORTS**

- Board of Supervisors – Sara Bohn
- Public Service Authority – Sara Bohn
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Bryan Rice or Trey Wolz
- Radford Planning Commission – Bob Miller
- Tourism Council – Bryan Katz
- Parks and Recreation – Adam Workman
- Planning Director’s Report – Emily Gibson

**X. ADJOURNMENT**

**UPCOMING MEETING DATES:**

July 15, 2020	Meeting/Public Hearing	7:00 PM
August 12, 2020	Meeting/Public Hearing	7:00 PM
August 19, 2020	Meeting/Public Hearing	7:00 PM

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON FEBRUARY 12, 2020 IN THE BOARD OF SUPERVISORS ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER**

Chair Foster called the meeting to order at 7:00 pm.

**DETERMINATION OF A QUORUM**

Mr. Workman called the roll to determine a quorum.

Present: Bill Foster, Chair  
Trey Wolz, Vice-Chair  
Adam Workman, Secretary  
Coy Allen  
Bryan Katz  
Robert Miller  
Bryan Rice  
Scott Kroll  
Sara Bohn, Board of Supervisors Liaison

Absent: Will Bulloss

Staff: Emily Gibson, Planning Director  
Brea Hopkins, Development Planner  
Dari Jenkins, Zoning Administrator  
Kimberley Wright, Planning Coordinator

**APPROVAL OF AGENDA**

On a motion by Mr. Miller, and seconded by Mr. Allen, the Planning Commission unanimously approved the agenda as presented.

**APPROVAL OF CONSENT AGENDA**

January 15, 2020 Planning Commission Meeting Minutes

On a motion by Mr. Rice, and seconded by Mr. Wolz, the Planning Commission unanimously approved the consent agenda as presented.

**PUBLIC ADDRESS**

Chair Foster opened this portion of the meeting at 7:03 p.m. Having no speakers, the public address session was closed.

**TOURISM PRESENTATION**

Lisa Bleakley, Montgomery County Tourism Development Council Director, thanked the Planning Commission for the opportunity to speak and presented the Planning Commission with the 2018 report noting the 2019 report should be ready by the end of March.

The Tourism program is approximately seven years old, and serves Montgomery County, the Town of Blacksburg and the Town of Christiansburg. Ms. Bleakley explained that tourism is a very important part of economic vitality as it is an instant revenue generator for the locality and the state.

Ms. Bleakley presented a brief video produced for the Virginia Tourism Corporation.

Ms. Bleakley also shared tourism is the fifth largest employer in Virginia: comprising of a lot of different interdependent industries such as lodging, restaurants, transportation, retail, etc. which all exist to serve the visitor.

Manageable and sustainable growth is important for driving tourism and balancing growth with opportunities. More people visiting isn't necessarily good tourism, it is important to know what the "right" number of tourists is for the community.

In 2018 the US Travel Association reported an upward trajectory in tourism for Montgomery County. Local tax revenue generated for 34k households in 2010 resulted in \$281 less taxes per household to pay, thanks to visitors.

The Tourism Council works to generate additional tax revenue, direct revenue to local businesses and indirect positive impact through more jobs and associated payroll.

Ms. Bleakley finished by sharing a quote from a colleague: "Build a place where people want to visit and you'll build a place where people want to live. Build a place where people want to live and you'll build a place where people want to work. Build a place where people want to work and you'll build a place where business has to be."

Mr. Miller asked about a shared revenue corridor with the City Radford, specifically the new Tru by Hilton that is anticipated to be open for business in March. Ms. Gibson indicated there is not a shared revenue of the transient occupancy taxes in this area of the county.

Mr Kroll asked if any overflow is expected from the upcoming Iron Man competition. Based on what she's seen so far, Ms. Bleakley anticipates that Montgomery County should see some overflow.

Chair Foster asked how many rooms are available for overnight rental in the County. Ms. Bleakley responded that, not including Virginia Tech occupancy, around 2,000 beds are available. Virginia Tech occupies about 200 of those rooms.

Chair Foster thanked Ms. Bleakley for the information shared.

**OLD BUSINESS: None.**

**NEW BUSINESS:**

**A. WORKSESSION – Oak Forest MHC, LLC**

A request by **Oak Forest MHC, LLC.** (Agent: Gay and Neel, Inc.) to rezone a total of 8.013 acres from Agricultural (A1) to Planned Mobile Home Residential Park (PMR) to allow for the addition of twenty-three (23) mobile homes to the existing Oak Forest Mobile Home Park. The property is located **1070 Hightop Road**, Blacksburg; identified as Tax Map 066-A-99 (Parcel ID: 004860) in the Prices Fork Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with no defined density; however, is stated to accommodate a full range of residential unit types and densities.

AND

A request by **Oak Forest MHC, LLC.** (Agent: Gay and Neel, Inc.) for amendment of an existing Special Use Permit (SUP) approved in 2004 and last amended on June 14, 2010 to update the *Oak Forest Mobile Home Park Conceptual Plan* and allow for the addition of twenty-three (23) mobile homes to the existing

Oak Forest Mobile Home Park. The property is located at 511 Payne Drive and 1070 Hightop Road and identified as Tax Parcels 066-A-98 and 066-A-99; (Parcel IDs: 016259 and 004860) in the Prices Fork Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with no defined density; however, is stated to accommodate a full range of residential unit types and densities.

Ms. Hopkins reviewed information about Mobile Home Parks and manufactured home classes/types per Section 10-61 Definitions.

Mr. Katz asked if restrictions for Manufactured Homes Class C are within Manufactured Home Parks only, or privately-owned lots also. Ms. Hopkins clarified that Class C manufactured homes are not allowed to be set/relocated anywhere in Montgomery County.

Ms. Hopkins explained the Zoning history of Oak Forest Mobile Home Park and pointed out various amenities located within the existing park. Oak Forest Mobile Home Park currently has a mixture of singlewide and doublewide homes with an office on-site. Addressing has been updated to current 911 standards and each internal street is named.

Ms. Hopkins explained that a home exists on the subject lot and will remain on a separate one-acre parcel.

Ms. Hopkins explained the rezoning request and the need for a Special Use Permit to amend the existing master plan. The Comprehensive Plan designation for this area is Urban Expansion and it does lie within an Urban Development Area.

The applicant is proposing an additional 20 units, with relocation of three existing units. One unit will most likely have to be relocated upon development because the road will be very close to the unit. However, the other two units will not be immediately relocated.

Ms. Hopkins reviewed the Open Space Concept with passive recreation and stormwater pond location.

John Neel, Applicant Representative and Project Engineer, thanked the Planning Commission for their time. Mr. Neel stated he did want to address an email received by an adjacent property owner that expressed concerns about the expansion. The owner is concerned because the property always acted as a buffer from the park. The applicant wants to maintain as much of the existing vegetation along the south side of the property as possible and will replace any trees that are removed during construction.

Mr. Neel handed out some information regarding areas that are in urban expansion and urban development. This expansion would provide affordable housing per the Comprehensive Plan (HG4.1) to promote affordable housing for all income levels, with a mid-county location.

Dr. Allen asked how many tenants own their home. Mr. Neel responded that about 75% units in the park are owned by the residents, who lease/rent the space.

Mr. Kroll asked if the single-family residential lot that will be subdivided out will have a deeded egress/ingress easement? Mr. Neel explained that the access is existing off of Hightop Road with a shared driveway. Mr. Neel further explained that the lot will not be subdivided, but a boundary line adjustment will adjust that lot to one acre.

The park is currently served by PSA water and sewer, the additional units will be as well.

Mr. Miller asked staff if the schools are aware of this application. Staff responded that the schools are notified of every application received.

Mr. Neel stated that they have confirmation from VDOT that there are no issues at the entrance at Hightop Road.

The Planning Commission recommended to forward the application for public hearing at the March meeting.

## **B. ZONING TEXT AMENDMENTS**

Ms. Gibson explained that staff met with the Development Committee regarding potential amendments for adding travel center as a use and revising the sign ordinance. The goal is review the text amendments with the full Planning Commission, receive initial feedback, prepare and format the amendments for public hearing in March in an effort to receive public feedback to help refine the amendments.

### Travel Centers

It came to the attention of staff, through an inquiry, that there is not a defined use and a comparable use is not found in the Zoning Ordinance.

It appears that all previously permitted truck stops have been "pieced" together with several different uses. Since today's truck stops are larger and offer more amenities that are not covered in our ordinance, a text amendment is needed. Modern truck stops offer amenities such as: convenience store, fuel sales, weigh station, repair station, restaurant, RV dump station, charging stations, and a rest area.

Ms. Hopkins presented a proposed definition for discussion, which included language "that a travel center shall be located within *one-quarter (1/4) mile distance of an interstate exit...*". Staff presented maps developed by GIS to illustrate ¼ mile and ½ distance from exits, for the two applicable exits located within in Montgomery County.

Ms. Hopkins stated the proposed use would be allowed by Special Use Permit in the following Zoning Districts: General Business, Manufacturing and Manufacturing Light.

Mr. Kroll inquired of the existing zoning designation(s) at the I-81 exits. There are different designations, and a rezoning may be required in conjunction with a Special Use Permit application if this type of development is desired. Ms. Hopkins responded that there are several existing zoning areas around the two exits, but they are in areas in the Comprehensive Plan that could be rezoned to those districts. Both exits are within UDA areas. Exit 105 was not included in staff evaluations because it is currently designated as Rural and Resource Stewardship and would not qualify for a rezoning to General Business, Manufacturing or Manufacturing Light. Staff does not anticipate a future land use change in that area since there are no public utilities present.

Mr. Katz suggested removing "major collector routes" from the definition since Prices Fork is classified as such. Discussion ensued, and it was determined that the words "major collector route" should be changed to "major arterial."

Mr. Wolz asked about size, minimum acreage potential. Staff will evaluate and compare with other ordinances.

Mr. Wolz asked if barber services and emergency care clinics uses would be included in the "other travel related services." Staff confirmed it would be included. Ms. Hopkins stated that even if the medical clinic use were to be separate, it is allowed by right in General Business.

Chair Foster asked if "long-term" should be defined/clarified.

The amendment will move forward to public hearing in March.

### Specialty Signage

Ms. Gibson presented the sign ordinance amendment proposals that would address issues with limited signage for some properties.

At this time, staff is proposing an overlay area that would provide a 100 percent sign area bonus (double frontage) for visibility from both the bypass as well as South Main Street. This would not allow an additional free-standing sign, but double the square footage currently allowed. Staff would not direct where the signage was placed.

Ms. Gibson explained signage is something that could be helpful to make travelers aware of businesses in the area.

Dr. Allen asked if staff is working with the Towns to be consistent with both ordinances. Ms. Gibson responded that parcels in the Town were not generally impacted by this issue.

Discussion ensued about the double frontage options of business owners to use their signage on either side. Ms. Gibson indicated the update gave business owners the option, but does not prescribe where their signage should be located, giving the owner more flexibility. Mr. Kroll asked if the proposed amendment circumvented the limitations that we currently have for business signage? Ms. Gibson explained that double frontage was key in providing this option in this corridor and that other corridors could be considered in the future. Ms. Gibson stated that staff could consider a minimum percentage split on front/rear.

Mr. Kroll asked if the proposal would create a disparity, while perhaps a business across the street would not have secondary frontage.

Mr. Rice stated that it does seem reasonable that businesses with double frontage have double square footage, but that the standards on the front should remain the same for all.

Staff and the Commission agreed this was a good item to incorporate in the text edits.

Staff also proposed an amendment to allow taller, on-premise freestanding sign options; including high rise signs for properties located within one-quarter mile of an interstate exit.

Mr. Miller suggested dark sky considerations be considered upon submittal of sign packages that would take advantage of this option. He believes that people who live and farm close to the exits would probably support taller signs as long as they weren't lighted at night. Ms. Gibson discussed lighting options citing an example of advertised gas prices. The red and green diodes are not very intrusive compared to lighting that is overly bright. Montgomery County has a provision in the code that lit signs change to a different brightness at night, which would be applied in this situation. Brightness and lighting could also be addressed through the Special Use Permit process. Ms. Gibson will research the Dark Sky website for information on best practices for tall signs.

Mr. Katz suggested allowing "shared" signage within a certain area. Ms. Gibson stated that the ordinance does promote sharing signage.

Ms. Hopkins added that she sent this particular item for feedback to the Virginia Association of Zoning Officials, which included information of one locality that requiring these types of signs to be so many feet apart.

Ms. Gibson outlined staff's plan for next steps, including public hearings set for each on March 18.

## **LIAISON REPORTS**

Board of Supervisors – Supervisor Bohn informed the Planning Commission that she was elected as Vice-Chair of the Board of Supervisors and Mr. Steve Fijalkowski was elected as Chair. The Board of Supervisors approved the Kipps Farm/Westhill rezoning request as recommended by the Planning Commission. They also passed an ordinance update related to flow control (household and commercial trash). The cost increase to single family homes should be only \$2-3 per month; however, apartment complexes, commercial and industrial costs will increase more.

The Board has changed their public hearing speaking time changed from five minutes to four minutes. Also, it is budget season, and it is anticipated that the School Board will approve their requested budget soon. The Board will hold the second portion of its extended work session which started last month as an opportunity for team building and strategic planning.

A few of the Supervisors went to VACO legislative day last week to meet with delegates and state senators. Mary Biggs and April DeMotts have been nominated to be on the VACO Board. Supervisor Bohn attended the Chairperson's Institute program. Emergency Services Director Neal Turner has retired.

Public Service Authority – The PSA approved an engineering firm to bring waterline from the Water Authority to Mud Pike to Bethel. Work continues on Meadow Creek waterline from Riner to Bethel.

Blacksburg Planning Commission – Mr. Foster attended the February 4<sup>th</sup> meeting which had two public hearings including one regarding expansion of the historic districts, which was approved. The second public hearing was a rezoning on Glade Road for a number of units that included 177 bedrooms. Their concerns were intensity of project, small garden plots for the residents, walkability, bikeability.

Christiansburg Planning Commission – Mr. Rice reported that he did not attend, but he did review the minutes for the past few meetings. The temporary park and ride previously located on Roanoke Street near the 460 bypass has been purchased, but there is no zoning designation due to it being owned previously by VDOT. The new owner is seeking to have it zoned B3.

Radford Planning Commission – Bob Miller had no report and will not be able to attend the next three months; however, he offered to provide a report based on agendas and minutes from Melissa Skelton. The Commission was comfortable with this approach moving forward.

Tourism Council – Mr. Katz stated that the next meeting is February 27<sup>th</sup> and he is unable to continue to attend. The meetings are held quarterly on Thursdays at 9am The next meeting will be at the Great Room. Mr. Miller volunteered to begin attending these meetings.

Parks and Recreation – Mr. Workman had no report to share.

Planning Director's Report – Ms. Gibson informed the Planning Commission that the department currently has an intern, Katie Hanton, who will be working approximately 20 hours a week. The new Development Planner position was advertised a second time, interviews will be next week.

The grand opening for Mill Stone Kitchen at Old Prices Fork Elementary was held today. The 16 residential units are full with a waitlist and Moon Hollow Brewery has also opened at the site.

Ms. Gibson updated the Commission on the following projects:

- The Kipps Farm/Westhill rezoning request was approved.
- The Prices Fork Road revenue sharing turn lane project will be completed soon. Mr. Katz added that Brookfield and Thomas Street signs should be mixed case. Ms. Gibson will bring it to the attention of the Project Manager.
- The Meadow Creek Road revenue sharing realignment project should be completed soon as well.
- The 2019 Planning Commission Annual Report will be emailed to the Planning Commission for their review and approval
- Staff hoped to begin to providing Quarterly Reports to the Planning Commission with information on workload items and project.

If any Planning Commissioners want to learn more about flow control, Ms. Gibson will be happy to provide information on that item.

Ms. Gibson presented a t-shirt with the new County branding information. If any Commissioners are interested in a shirt, let staff know and provide the size needed.

## **ADJOURNMENT**

With no additional business, Chair Foster adjourned the meeting at 9:26 p.m.

## MEMORANDUM

TO: Planning Commission

FROM: Brea Hopkins, Development Planner

DATE: June 9, 2020 (Originally prepared March 11, 2020 for March 18, 2020 Meeting)

RE: Staff Analysis (RZ-2020-17971) Oak Forest MHC, LLC  
Rezoning to Planned Mobile Home Residential with Special Use Permit

### I. NATURE OF REQUEST

The owner, Oak Forest MHC, LLC (Agent: Gay and Neel, Inc.) is requesting to rezone a 6.79 acre portion of parcel 004860 from Agricultural (A-1) to Planned Mobile Home Residential (PMR), to allow for the addition of twenty (20) manufactured homes to the existing Oak Forest Mobile Home Park. In addition, the owner is requesting to amend an existing special use permit (approved in 2004, last amended June 14, 2010) on parcel 016259 to update the Oak Forest Mobile Home Park Master Plan.

### II. LOCATION

The portion of the property being rezoned is located at 1070 Hightop Road and identified as tax map 066-A-99 (Parcel ID: 004860). The special use permit is being requested for the same parcel and additional property located at 511 Payne Drive, Blacksburg (existing Oak Forest Manufactured Home Park); identified as Tax Map 066-A-98 (Parcel ID: 016259) in the Prices Fork Magisterial District. Properties adjoining the subject parcels directly to the north are currently zoned Multi-Family Residential (RM-1) and are part of the Warm Hearth Development. Other surrounding properties are zoned Agricultural (A-1) and mainly consist of single family detached dwellings.

### III. BACKGROUND

The subject parcel proposing to be rezoned is currently zoned Agricultural (A1) is 7.79 acres and contains one (1) single family residence accessed by a private driveway off of

*Industrious | Diverse | Steadfast | Helpful | Integrity*

Hightop Road. If the request is approved, the owner intends on adding 6.79 acres of the property to the existing Oak Forest Mobile Home Park parcel (currently zoned Planned Mobile Home Residential with SUP). The existing dwelling will remain on a one (1) acre parcel with the Agricultural (A1) zoning designation.

In 1984, a rezoning with SUP was approved for Oak Forest Mobile Home Park. Since that time, there have been five (5) SUP amendments with the latest occurring in 2010 (see attached) to allow an expansion of the park by an additional eighteen (18) units to allow a maximum of 214 mobile home units.

All development required by the amended special use permit has been completed. There are currently two (2) active recreational areas, bus shelter, sidewalk, and overflow parking areas within the mobile home park. In addition, the drainage issues and storm water detention pond has been corrected. Fire hydrants have been installed in accordance with the SUP and Montgomery County Code.

#### **IV. IMPACTS**

The request in the current application is to allow the addition of 6.79 acres and the development of up to twenty (20) additional mobile home units for a total of 234 units to the existing Oak Forest Mobile Home Park. This represents an increase in density above the current A1 zoning designation of the parcel.

##### **Transportation**

A new private street will be constructed to access the proposed expansion area. This street will connect to the existing private street, Maddy Drive, and the main entrance onto Hightop Road will be used. VDOT has indicated via email that there were no concerns regarding capacity at the intersection and there should be no negative impacts to the existing travel patterns or traffic volume in the area.

##### **Infrastructure**

The development will be connected to public water and sewer. Per a letter dated February 7, 2020, Chuck Campbell, PSA Director confirms capacity is available. A meeting will be required to determine which sewer line connection will be utilized as there are a couple of options for this site.

### **Schools**

Based on the average of 0.6 students per dwelling unit which has been previously used by Montgomery County Public Schools for projections, this project may add approximately 12 students to the school system. As of the date of this report, staff has not received comments from Montgomery County Public Schools.

### **Environment**

The subject property does not lie within a FEMA designated flood zone.

A full review for compliance with all erosion and sediment control standards and stormwater requirements will be provided at the time of site plan submittal if the application is approved.

### **Emergency Services**

The conceptual utility plan shows the installation of one (1) new fire hydrant to serve the development. The location of the hydrant has been optimized for responders in coordination with the Interim Emergency Services Coordinator. This site would be served by the Town of Blacksburg Fire and Rescue.

## **V. COMPREHENSIVE PLAN**

The subject property is in an area designated "Urban Expansion" in the 2025 Comprehensive Plan.

### **Urban Expansion**

The Comprehensive Plan defines Urban Expansion as the preferred location for new residential and nonresidential development occurring in the unincorporated areas of Montgomery County. These areas are adjacent to Blacksburg, Christiansburg and Radford, intended to be natural expansion areas for uses occurring within those jurisdictions, and will accommodate a broad range of residential unit types and densities. Development in these areas will be compatible and complimentary to development within corporate limits.

The following Urban Expansion policy statements found in the Comprehensive Plan should be considered during the review of this proposal:

### Planning & Land Use:

*PLU 1.8.3 a & b Urban Expansion areas are the preferred location for new residential and nonresidential development. These areas will accommodate a full range of residential unit types and densities. The proposed development is in the preferred location for new development and is within the density requirements for the requested Planned Mobile Home Residential (PMR) zoning district.*

*PLU 2.1 Criteria for Evaluating Rezoning Applications: All residential rezoning requests will be evaluated using the following minimum criteria:*

1. Location. The subject parcel is located within an Urban Expansion area.
2. Public Utilities. The project will be served by Montgomery County PSA public water and sewer.
3. Road Access. VDOT has stated the current entrance is designed for the proposed traffic.
4. Public Facilities and Amenities. The concept plan shows 3.55 acres of open space for passive recreation area. Existing amenities include walking paths/sidewalk, basketball court, playground, tot lot with playground equipment, horseshoe pits, volleyball court, picnic area, and bus shelter.
5. Interparcel Access. All surrounding properties have been constructed; therefore, interparcel access is not required.
6. Pedestrian Access. There are existing asphalt paths and sidewalks connecting all existing amenities.
7. Buffers. Required buffer areas on all boundaries of the property will be determined based on the adjoining uses at the time of site plan submittal (if rezoning is approved).

### Housing:

*HSG 1.1 Affordable Housing. Promote affordable, quality housing for all income levels. The proposed development provides additional manufactured housing. This housing type addresses the need for additional affordable housing opportunities in Montgomery County. This includes aging members of the community who are downsizing as well as new families just starting out or entering the work force.*

*HSG 1.2 Manufactured Housing and Housing Parks. This Comprehensive Plan goal is to “Actively encourage the development and maintenance of livable manufactured housing parks...”* While this is not the development of a new park, it expands the park by 20 units and meets the remaining goals to provide amenities, open space, etc.

Based upon the Planning & Land Use, Housing, and Urban Expansion policies, the proposal appears consistent with the Montgomery County 2025 Comprehensive Plan. As proposed, this development meets the goals and objectives of the future land use for this area and does qualify for consideration of rezoning.

## **VI. ANALYSIS**

The subject property qualifies for rezoning with proffers per Section 10-27 of the Montgomery County Code.

The proposed density is 2.9 units per acre, which is greater than the Agricultural (A1) district would allow; however, the property lies within an area identified as “Urban Expansion” in the Comprehensive Plan which is a preferred area for higher density. The existing brick house is proposed to remain on a one (1) acres parcel that will retain the Agricultural (A1) zoning designation and utilize the existing driveway that currently serves the property.

Based on the concept plan, the site will be accessed internally from the existing mobile home park and, according to VDOT, traffic impacts will be minimal with no improvements to the entrance necessary. Existing amenities will be available to the proposed new units and an additional fire hydrant(s) will be installed. Existing residents of the three (3) units to be relocated will not be displaced. Those lots will be reconfigured as the units become vacant.

Approximately 3.55 acres is shown as open space for passive recreation area on the proposed master plan. Due to the location of the power line easement, structures may not be feasible in the proposed open space area. There are at least two (2) existing recreation areas located in the existing manufactured mobile home park.

The parcel is currently wooded and acts as a buffer from the existing mobile home park. Therefore, consideration does need to be given to buffer the adjoining property owners from the proposed expansion if the application is approved. No additional buffer or landscaping has been shown on the master plan; however, a type 3 buffer would be required for the boundaries adjoining properties zoned Agricultural (A1). This side yard

buffer requires 2 canopy trees, 5 understory trees, and 10 shrubs per 100 lineal feet along the property boundaries. The applicant has indicated in the narrative that they will attempt to preserve some of the existing vegetation, which may be used toward meeting buffer requirements.

Staff has reviewed the previously approved SUP and the associated conditions. (See attached). Many of these items have been met. Staff recommending removal of the following:

3. *Final development plans complying with the above mentioned PLANS shall be approved by the zoning administrator prior to the issuance of building permits for the installation of mobile homes on new spaces. This is a requirement of the Montgomery County Zoning Ordinance therefore a condition is not necessary.*
4. *A bus shelter shall be constructed and maintained by the developer as close as practicable to the intersection of the park access drive and High Top Road. The bus shelter shall be no less than ten (10) and no more than sixty (60) feet from the public R/W of Hightop Road. The bus shelter design shall be approved by the Montgomery County Public Schools. Off street parking shall be provided as shown on the PLANS. Additional recreation amenities and asphalt trails linking the bus shelter to the proposed parking and the overflow parking shall be constructed in accordance with the PLANS prior to any building permits being issued for the placement of any additional mobile home units. The bus shelter has been constructed and is being utilized.*
5. *The bus shelter shall generally be of block and frame construction with a shed style roof and enclosed on a minimum of three sides with materials that allows a clear view inside the bus shelter from all sides of the bus shelter. The shelter shall provide a minimum of 80 square feet of enclosed space and shall be constructed prior to any building permits being issued for the placement of any additional mobile homes. The bus shelter has been constructed and is being utilized.*
8. *Oak Forest MHC, LLC shall pay any additional costs to increase the size of the current drainage pipe located under Merrimac Road (State Rte. 657) upon replacement by the Virginia Department of Transportation. The sizing of the pipe is to be determined by the Virginia Department of Transportation to adequately address drainage in the area. Oak Forest, MHC, LLC shall provide any necessary drainage easements on property they own on either side of Merrimac Rd. as determined by VDOT to ensure proper drainage. This project has been completed.*

9. *The existing detention pond within the park shall be restored to the original design conditions as described in plans dated March 7, 1986 and accompanying Erosion & Sediment Control Narratives. Storm water detention pond shall be maintained in accordance with the executed agreement, dated February 1, 2006 (Inst. No. 06001930). This project has been completed.*

The remaining conditions from the previously approved SUP referred to construction periods in addition to maintenance. Staff has suggested modifications to those existing conditions to clarify maintenance requirements of the already constructed amenities within the park and to update the master plan references. In addition, staff recommends a condition to clarify the maintenance requirements of the private streets.

## **VII. STAFF RECOMMENDATION**

Based on our review for consistency with the Montgomery County 2025 Comprehensive Plan and of the proposed impacts, staff recommends approval of the request to rezone 6.79 acres of parcel id #004860 to Planned Mobile Home Residential (PMR).

Staff further recommends approval of the special use permit to amend the master plan with the following conditions:

1. The previous Special Use Permit (SUP) approved June 14, 2010 is hereby repealed and replaced with this SUP.
2. This SUP authorizes the build-out (expansion) of Oak Forest Mobile Home Park to a maximum of 234 units (an increase of up to 20 additional units above the previous SUP) and construction will be in general conformance with the Conceptual Plan Titled "Oak Forest Addition Overall Master Plan" prepared by Gay and Neel, Inc. dated 02-21-2020, last revised.
3. The amenities as shown on the plan shall be maintained by the developer. These amenities include recreation amenities, trails, bus shelter, cross-walks, and off-street parking as shown on the plan.
4. Private streets shall be maintained in good condition by the owner/developer and shall be easily accessible by emergency personnel.
5. Final development plans shall include specific fire hydrant locations installed throughout the park so that no mobile home is more than 500 feet by road from

a hydrant, subject to engineering constraints. Fire protection shall be installed prior to the rental of any mobile homes over 186 units. All necessary fees for maintaining the hydrants shall be paid by property owner to Montgomery County PSA.

At the time this report was issued, the Planning and GIS Services office has received one (1) written inquiry regarding this request. Additional concerns may be voiced as part of the public hearing process and will also need to be considered by the Commission prior to making a recommendation to the Board of Supervisors.

Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3) and the Code of Virginia. Consideration should be given to adjacent property owners and/or other interested citizens attending the public hearing to express their views regarding this request.

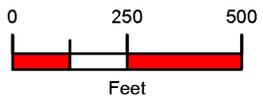
Enclosures: Aerial Map  
Zoning Map  
Application Materials including:  
    Narrative  
    Conceptual Plan  
Montgomery County PSA Letter dated  
VDOT Email Dated  
Public Correspondence



RZ-2020-17971  
Oak Forest MHC LLC

1070 Hightop Rd  
Parcel ID's 004860 &  
016259

- Tax Parcels
- Subject Parcel
- Hydrography



Scale 1:5,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
2/12/2020





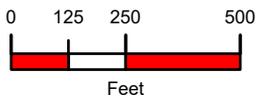
# Zoning and Tax Map



RZ-2020-17971  
Oak Forest MHC LLC

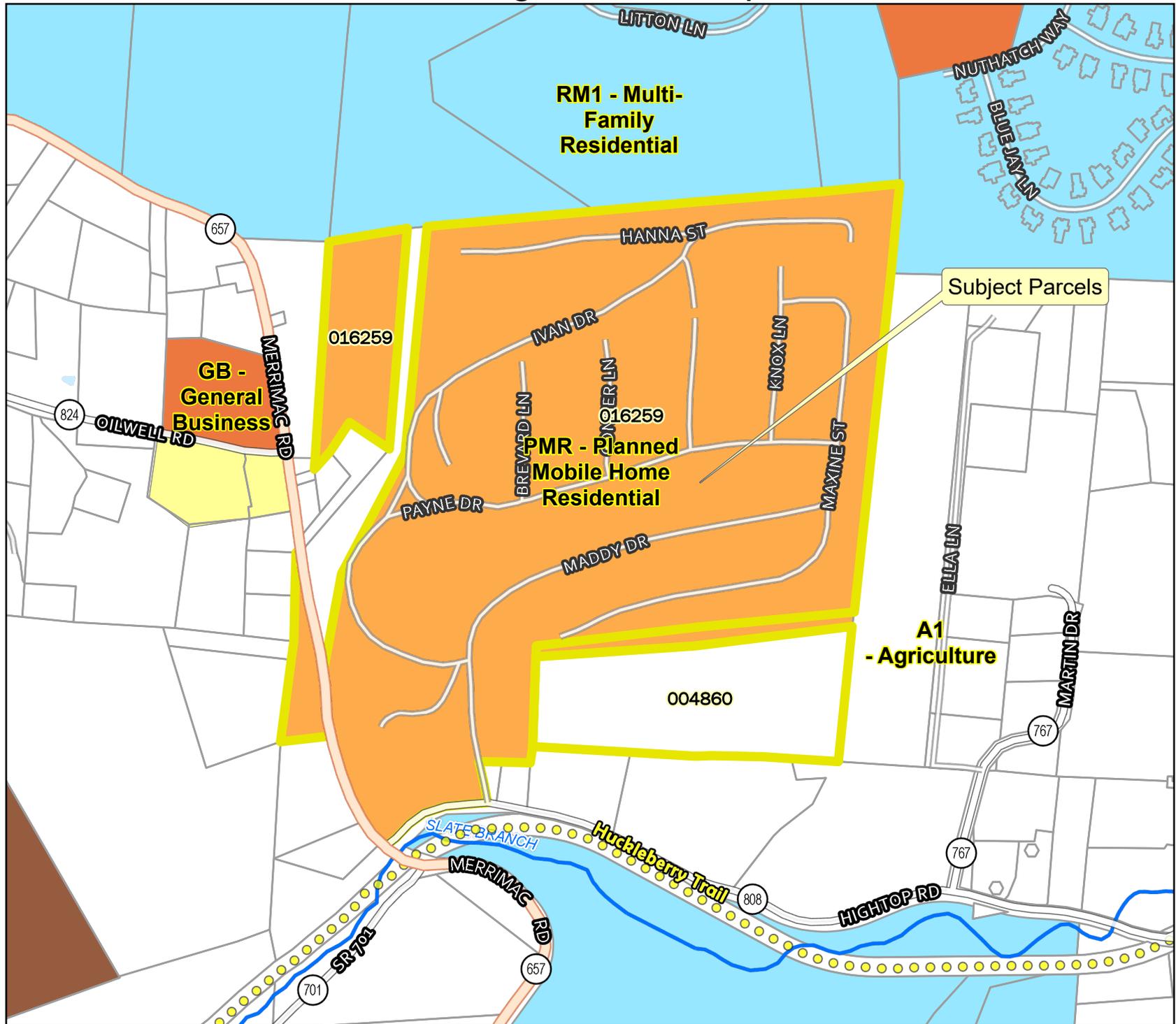
1070 Hightop Rd  
Parcel ID's 004860 &  
016259

-  Tax Parcels
  -  Subject Parcel
- Zoning
-  A1 - Agriculture
  -  GB - General Business
  -  PMR - Planned Mobile Home Residential
  -  R2 - Residential
  -  R3 - Residential
  -  RM1 - Multi-Family Residential



Scale 1:5,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
2/12/2020



Subject Parcels

# OAK FOREST MOBILE HOME PARK

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## SPECIAL USE PERMIT

Located in:

**Montgomery County, Virginia**

Project Number: 459.2

Date: December 2, 2019

Revised: December 31, 2019

**Revised: February 21, 2020**



# Oak Forest Mobile Home Park

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## TABLE OF CONTENTS

SPECIAL USE PERMIT APPLICATION  
COMPREHENSIVE PLAN JUSTIFICATION  
EXHIBITS

# Oak Forest Mobile Home Park

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## SPECIAL USE PERMIT APPLICATION



## Special Use Permit Application Checklist

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The applicant shall submit ten (10) copies of all required materials listed below. Applications will **NOT** be accepted without the following attachments:

**Application Form (pg 10).** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.

**Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

**Villages and Village Expansion Areas.** If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting special use permit applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Describe, in specific detail, how the request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- c) If the proposed request requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)

**Concept Development Plan.** Required for all special use permit requests. A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

The level of needed detail may vary depending on the nature, size and complexity of the proposed project; however, the following items shall be addressed with a concept plan submittal:

**Existing Site Features:**

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.

- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Zoning and existing use of property and all adjoining properties.
- e) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- f) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.

**Proposed Site Features:**

- g) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- h) Structures: dimensions, use and the general types of exterior materials.
- i) Outside lighting: general location, height and type, and shielding.
- j) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- k) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.

- Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to “Treasurer of Montgomery County”.

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.

- Ensure all applicable items identified in “Special Use Permit Requirements” (pg 11) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.

- Completed Preliminary Review Meeting Application & Preliminary Review Meeting-Application Checklist Forms (pg 8-9 if required).**

- Items determined necessary in Preliminary Review Meeting (pg 9)**



# Preliminary Review Meeting Request

## Special Use Permit

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Contact Information:**  Owner  Contract Purchaser  Other (Please list: Agent )

Name: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: info@gayandneel.com

### Subject Property Description:

Location: (Describe in relation to nearest intersection)		
Address: (if applicable) 1070 Hightop Road	Existing Zoning: A-1	Acres: 6.79
Parcel ID Number(s): 66-(A)-99; 66-(A)-98; 66-(A)-99A	Property Owner(s): Oak Forest MHC, LLC	
Existing Use: Undeveloped		

### Description of Proposed Development and Uses:

***The requested information below MUST be submitted***

A. Proposed Use(s): Mobile Home Park
B. Proposed Use Details (check all that applies): <input checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>23</u> Total Multi-Family # of Units: _____ <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## 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](http://www.virginiadot.org/projects/chapter527).

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- 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:**

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**Applicant's Signature/Printed Name**

**Date**

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**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**



## Special Use Permit Application Form

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

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

Owner of Record (attach separate page for add'l owners): Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Applicant Name: Owner Contract Purchaser/Lessee Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Representative Name and Company: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: <a href="mailto:info@gayandneel.com">info@gayandneel.com</a>

**Property Description:**

Location or Address: <i>(Describe in relation to nearest intersection)</i> 1070 Hightop Road		
Parcel ID Number(s): 66-(A)-99; 66-(A)-98; 66-(A)-99A	Acreage: Approx. 65.25	Existing Zoning: A-1
Comprehensive Plan Designation: Urban Expansion	Existing Use: Undeveloped	

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

Proposed Use(s) including acreage: PMR - 6.79 Acres + Approx 57.71 Acre PMR
--

*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.*

Owner 1 Signature	Date
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
Applicant Signature	Date
Representative/Agent Signature	Date

# Oak Forest Mobile Home Park

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## COMPREHENSIVE PLAN JUSTIFICATION

# Comprehensive Plan Justification

## **Introduction:**

Any development within Montgomery County is viewed by the Board of Supervisors, Planning Commission, County Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns with the vision, goals, and objectives of the comprehensive plan. Please note that below are excerpts from the adopted 2025 Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of Urban Expansion. The text below is from the Comprehensive Plan, with the bold text demonstrating how the proposal meets the guidelines.

## **Overview:**

The project proposes to have 20 new units that will be singlewide or doublewide. Note that three existing units will be relocated within the existing mobile home park to accommodate the new street. The expansion area will provide approximately 3.55 acres of open space, which equates to about 52% of the new area. The open space will be accessible from the road through a gap between lots 10 and 11. There is an existing house located in the southeast corner of the property that is not part of the area to be rezoned and will remain. A boundary line adjustment will be made to resize the existing parcel to just include that house while simultaneously adding the additional area to Oak Forest Mobile Home Park. In terms of traffic that will be generated by the development, please refer to the letter that was provided by VDOT. Stormwater Management (quantity) will be achieved through the use of a new detention facility. Stormwater Quality will be handled by the dedication of open space on the site and/or and nutrient credits. The new units will be served by both public water and sewer systems extended from the existing park. A letter of availability has been provided from the PSA for both water and sanitary. It was determined that the impact to the public-school systems would be minimal with approximately 12 students being added to the system.

## **Update of Proposed Features from 2010:**

The following updates from 2010 have been completed. There were 14 doublewides were added to the park. The streets were named, and 911 addressing was established. The water line has been extended and fire hydrants added throughout the park. A total of 10 fire hydrants are located throughout the mobile home park. The recreational area within the park was constructed. It included a playground, volleyball pit, and horseshoe areas. A bus shelter and parking spots were added to the entrance of Maddy as well as sidewalk leading from the park to the bus stop. The existing stormwater detention pond that is located within Oak Forest Mobile Home Park was restored and the culvert that runs underneath Merrimac Road was replaced and resized to adequately convey flow.

## **Policy Chapters:**

### **Planning and Land Use**

PLU Goal 1.0 Balance Growth: The County will maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

**Discussion – This project meets the county’s desire for urban growth. The project is within an Urban Expansion district, identified to accommodate one third of the county’s expected growth and will connect to an existing Mobile Home Park. The site is currently served by public water and sewer.**

PLU 1.8 Urban Expansion Areas: These are areas adjacent to the Town of Blacksburg, the Town of Christiansburg and the City of Radford that are planned for a broad range and mix of uses at urban development densities and intensities. Urban Expansion areas are served by or planned for central sewer and water service and will serve as natural expansion areas for uses occurring within town and cities boundaries.

**Discussion – The project is closest to the Town of Blacksburg and will have public sewer and public water provided by the Montgomery County PSA.**

PLU 1.8.3 Urban Expansion Area Land Use: a. Urban Expansion Areas are the preferred location for new residential development.

**Discussion – The project lies within the preferred area of residential expansion.**

PLU 1.8.3 Urban Expansion Area Land Use: b. Urban Expansion will accommodate a full range of residential unit types and densities.

**Discussion – The project will provide much needed affordable housing to the residents of Montgomery County. The proximity to Blacksburg which has a lack of affordable housing units makes this project an ideal compliment to the existing housing stock in Blacksburg.**

PLU 1.8.5 Urban Expansion Area Facilities and Utilities: a. Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.

**Discussion – This project will be served by both public sewer and public water provided by the Montgomery County PSA.**

ENV 2.1 Private Open Space: Encourage the preservation of the rural and agricultural character of private land within the County through cooperative efforts with local landowners.

**Discussion – The project currently dedicates more than 50% of the area to open space, which is substantially more than the required 15% for this zoning district.**

HHS 2.1 Affordable Housing: Montgomery County should promote affordable housing and liveable neighborhoods and communities.

**Discussion – This project promotes this goal by providing an additional 20 affordable housing units for residents of the county adjacent to the Town of Blacksburg which is lacking in affordable housing opportunities.**

HSG 1.2 Manufactured Housing and Housing Parks: Actively encourage the development and maintenance of livable manufactured housing parks in order to facilitate a community ethos.

**Discussion – The Oak Forest Mobile Home Park is one of the nicest mobile home parks in Montgomery County. It provides public utilities, named street system for 911 response, a playground, as well a community bus stop for children. This project would seek to add to this Mobile Home Park and provide more affordable housing opportunities for the county.**

SFY 1.4.2 Street Signs and Housing Numbers: Work with county departments e.g. General Services (street signs) and Building Inspector (house numbers) to ensure that new structures can be easily located in the field by emergency and law enforcement personnel.

**Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.**

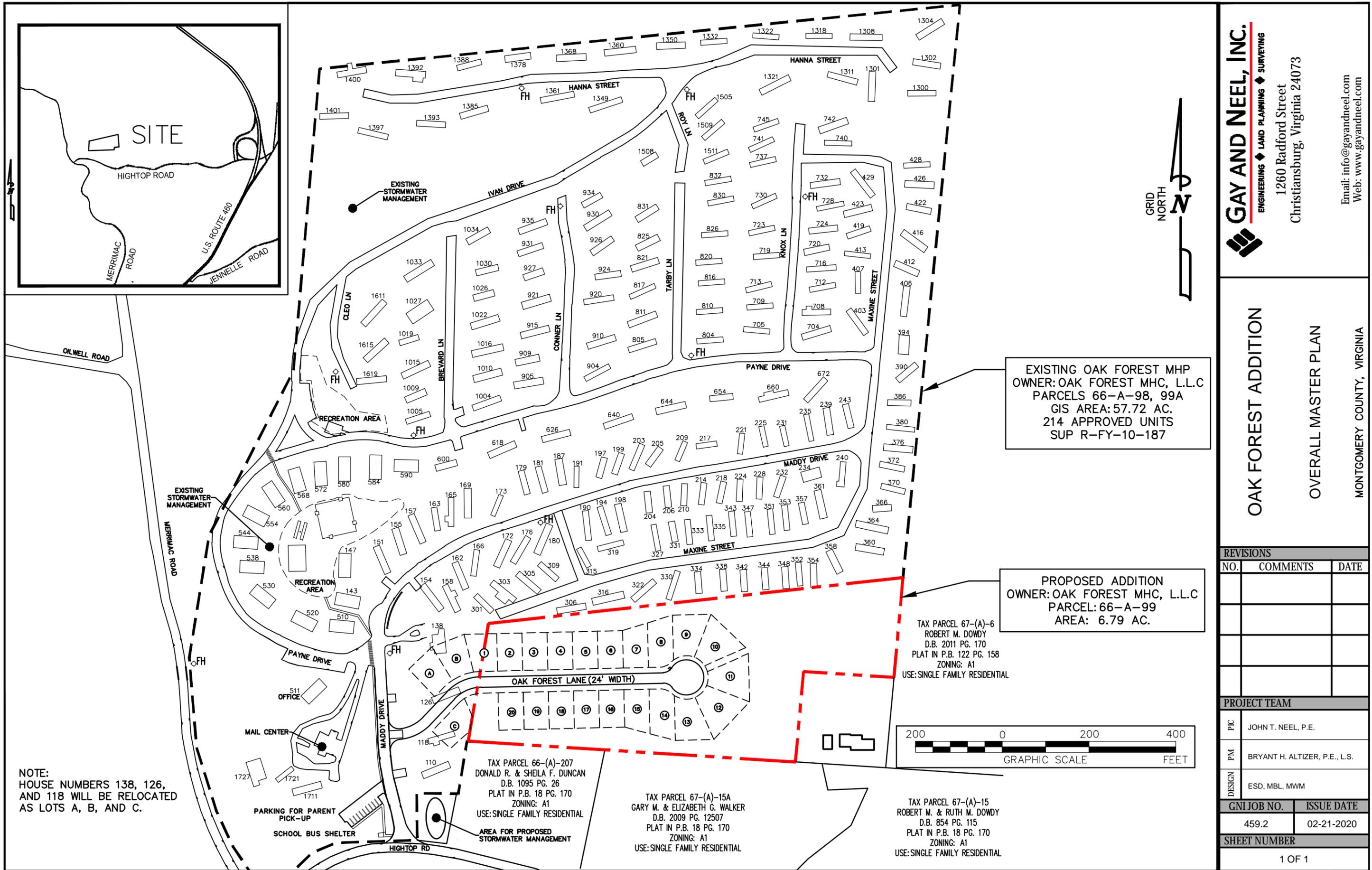
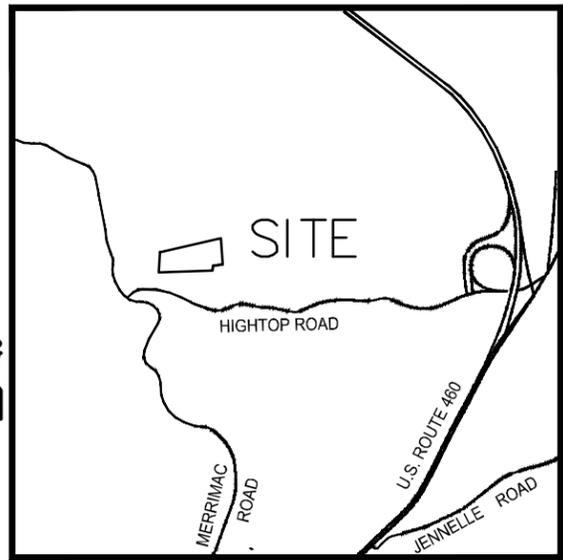
## **Conclusion:**

With Christiansburg and Blacksburg readily expanding, there is a need for more affordable, well maintained housing to accommodate the continued growth. This addition to the Oak Forest Mobile Home park is an important step in furthering the growth and urbanization of this area. It will provide housing to help accommodate the growth of these areas by adding an additional 20 mobile home units.

# Oak Forest Mobile Home Park

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## EXHIBITS



EXISTING OAK FOREST MHP  
 OWNER: OAK FOREST MHC, L.L.C  
 PARCELS 66-A-98, 99A  
 GIS AREA: 57.72 AC.  
 214 APPROVED UNITS  
 SUP R-FY-10-187

PROPOSED ADDITION  
 OWNER: OAK FOREST MHC, L.L.C  
 PARCEL: 66-A-99  
 AREA: 6.79 AC.

TAX PARCEL 67-(A)-6  
 ROBERT M. DOWDY  
 D.B. 2011 PG. 170  
 PLAT IN P.B. 122 PG. 158  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL



NOTE:  
 HOUSE NUMBERS 138, 126,  
 AND 118 WILL BE RELOCATED  
 AS LOTS A, B, AND C.

TAX PARCEL 66-(A)-207  
 DONALD R. & SHEILA F. DUNCAN  
 D.B. 1095 PG. 26  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A  
 GARY M. & ELIZABETH G. WALKER  
 D.B. 2009 PG. 12507  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15  
 ROBERT M. & RUTH M. DOWDY  
 D.B. 854 PG. 115  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

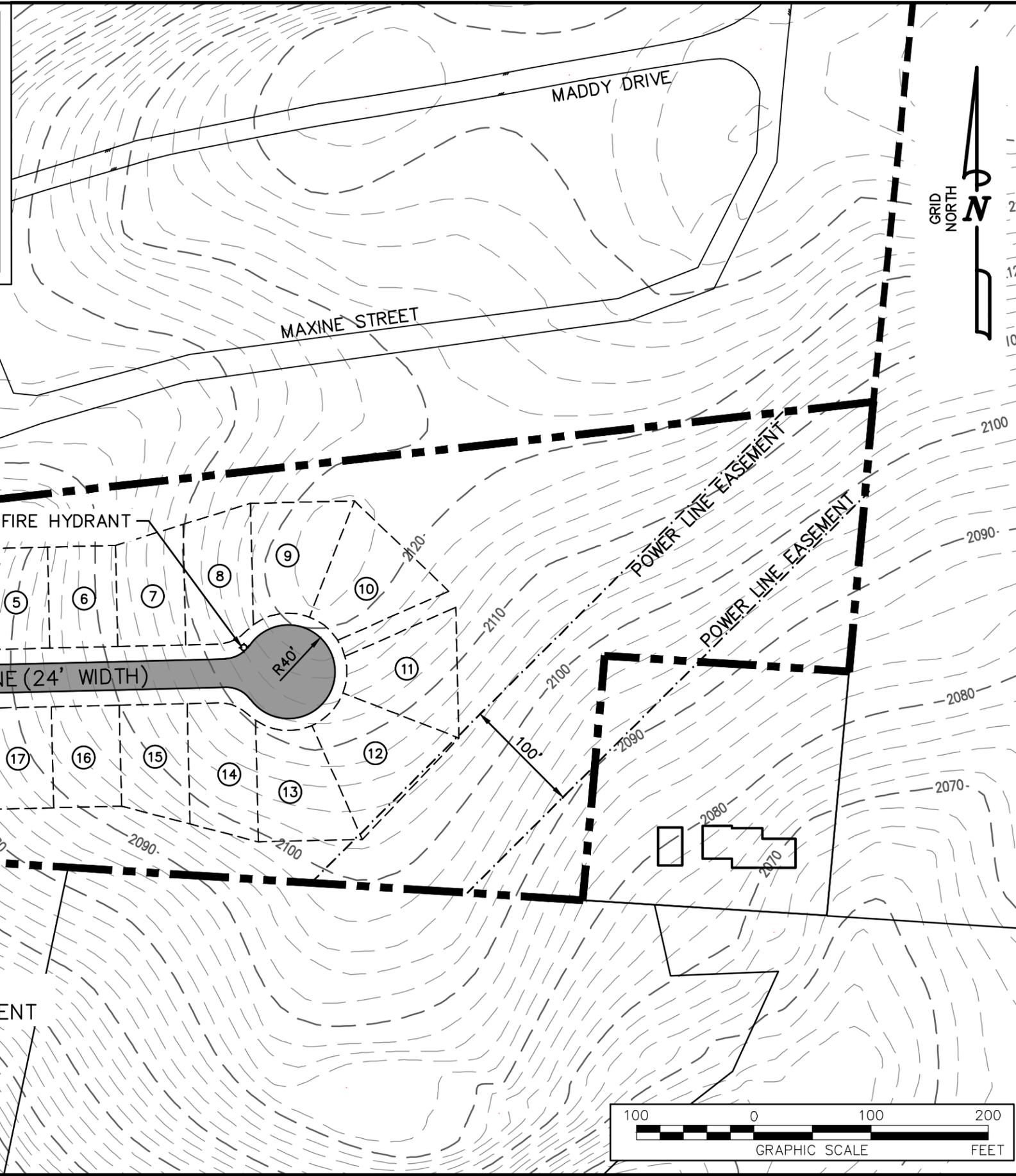
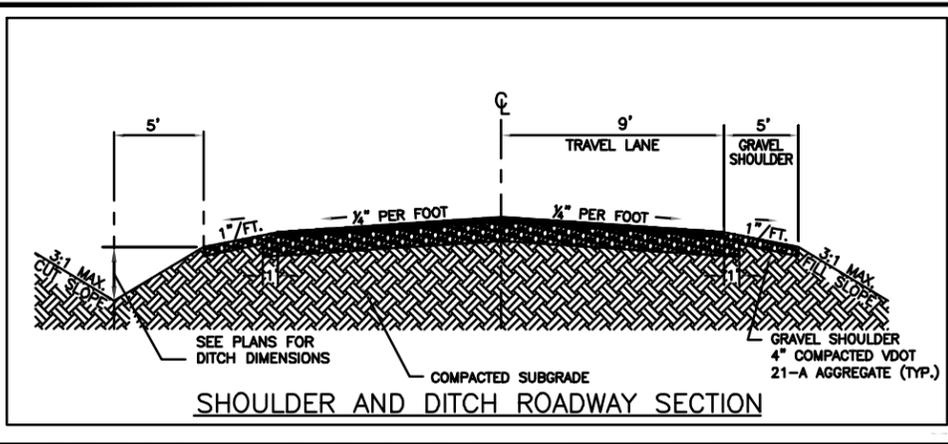
OAK FOREST ADDITION  
 OVERALL MASTER PLAN  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

SHEET NUMBER  
 1 OF 1



**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

**OAK FOREST ADDITION**  
 CONCEPTUAL SITE PLAN  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

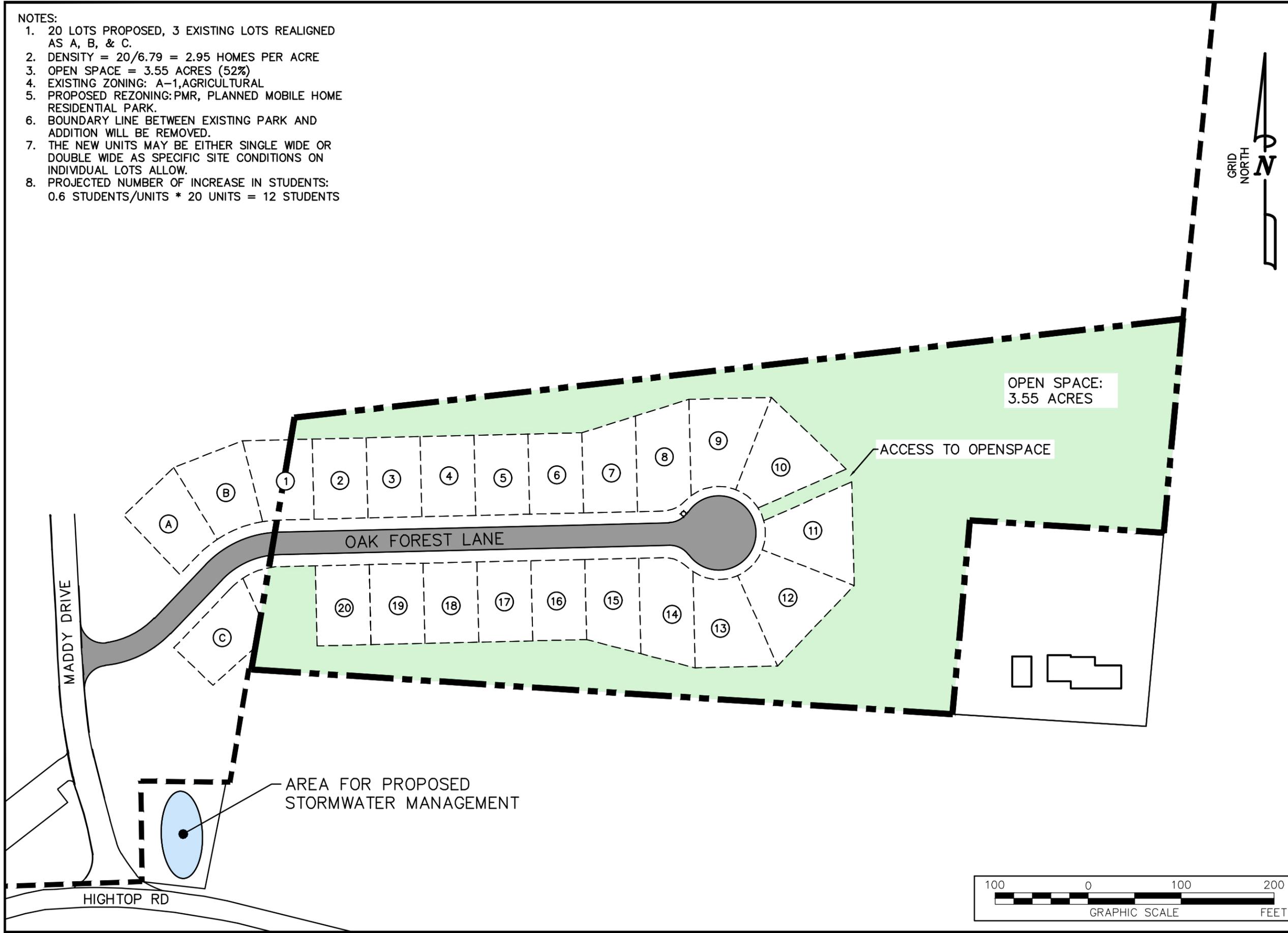
PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

**SHEET NUMBER**  
 1 OF 1

NOTES:

1. 20 LOTS PROPOSED, 3 EXISTING LOTS REALIGNED AS A, B, & C.
2. DENSITY = 20/6.79 = 2.95 HOMES PER ACRE
3. OPEN SPACE = 3.55 ACRES (52%)
4. EXISTING ZONING: A-1, AGRICULTURAL
5. PROPOSED REZONING: PMR, PLANNED MOBILE HOME RESIDENTIAL PARK.
6. BOUNDARY LINE BETWEEN EXISTING PARK AND ADDITION WILL BE REMOVED.
7. THE NEW UNITS MAY BE EITHER SINGLE WIDE OR DOUBLE WIDE AS SPECIFIC SITE CONDITIONS ON INDIVIDUAL LOTS ALLOW.
8. PROJECTED NUMBER OF INCREASE IN STUDENTS: 0.6 STUDENTS/UNITS \* 20 UNITS = 12 STUDENTS



**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

OAK FOREST ADDITION  
 OPEN SPACE CONCEPT  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

SHEET NUMBER  
 1 OF 1

# OAK FOREST MOBILE HOME PARK

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## REZONING APPLICATION

Located in:

**Montgomery County, Virginia**

Project Number: 459.2

Date: December 2, 2019

Revised: December 31, 2019

**Revised: February 21, 2020**



## GAY AND NEEL, INC.

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
1260 Radford Street • Christiansburg, Virginia 24073  
540.381.6011 office • 540.381.2773 fax  
www.gayandneel.com • info@gayandneel.com

# Oak Forest Mobile Home Park

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## TABLE OF CONTENTS

REZONING APPLICATION

REZONING APPLICATION JUSTIFICATION

COMPREHENSIVE PLAN JUSTIFICATION

EXHIBITS

# Oak Forest Mobile Home Park

---

## REZONING APPLICATION



## 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](mailto:mcplan@montgomerycountyva.gov)

**Contact Person:**  Owner  Contract Purchaser  Other ( Agent )

Name: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: <a href="mailto:info@gayandneel.com">info@gayandneel.com</a>

**Subject Property Description:**

Address/Location: (Describe in relation to nearest intersection) 1070 Hightop Road		
Parcel ID Number(s): 66-(A)-99	Existing Zoning: A-1 Agricultural District	Acreage: 6.79
Property Owner(s): Oak Forest MHC, LLC	Existing Use: Undeveloped	

**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): Planned Mobile Home Residential Park, PMR	
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 checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>23</u> Total Multi-Family # of Units: _____  <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____	<input type="checkbox"/> Mixed Use (Residential and Commercial) Total # of Residential Units: _____ Commercial uses Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## 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](http://www.virginiadot.org/projects/chapter527).

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- 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.** 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:** 8 ½" x 11" copies of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**

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**Applicant's Signature/Printed Name**

**Date**

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**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**



# Rezoning Application Form

## Rezoning, Conditional Zoning, Proffer Amendment

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Application Request:** (Please check one)  Conditional Rezoning     Rezoning     Amend Proffers

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

Owner of Record (attach separate page for add'l owners): Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Applicant Name:    Owner    Contract Purchaser/Lessee	Address:
Telephone:	Email:

Representative Name and Company: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: info@gayandneel.com

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 1070 Hightop Road		
Parcel ID Number(s): <del>66-(A)-99</del>	Acreage: 6.79	Existing Zoning: A-1 Agricultural District
Comprehensive Plan Designation: Urban Expansion	Existing Use: Undeveloped	

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

Proposed Zoning (Include Acreage ):                      PMR - 6.79 Acres
Proposed Use: Mobile Home Park

*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.*

\_\_\_\_\_  
Owner 1 Signature Date

\_\_\_\_\_  
Owner 2 Signature (for add'l owners please attach separate sheet) Date

\_\_\_\_\_  
Applicant Signature Date

\_\_\_\_\_  
Representative/Agent Signature Date

# Oak Forest Mobile Home Park

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## REZONING APPLICATION JUSTIFICATION

**Section 10-54(1)(k)(4), Montgomery County Zoning Ordinance**

4. Zoning Map Amendments. If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

a) Whether the proposed zoning district classification is consistent with the Comprehensive Plan.

**RESPONSE: On page 44 of the Comprehensive Plan, the 2025 Comprehensive Plan Policy Map indicates that the area is designated to be Urban Expansion. As indicated on page 24 of the Comprehensive Plan, Urban Expansion is intended to accommodate approximately one third of the County's expected growth. Proceeding with this rezoning will allow more residents to acquire housing in Montgomery County.**

b) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.

**RESPONSE: The parcel that is being proposed to PMR, is currently bordered on two sides by Oak Forest Mobile Home Park, which is also PMR. Rezoning this parcel would extend the Mobile Home Park thus strengthening the community by allowing new residents to be apart of the Oak Forest Mobile Home Park and providing an opportunity for the park to become more diverse. Additionally, with the close proximity to Blacksburg and the lack of affordable housing in Blacksburg, this project will serve to provide affordable housing closer to the jobs available in Blacksburg.**

c) Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

**RESPONSE: As previously mentioned in Statement Response B, the parcel is currently surrounded by Oak Forest Mobile Home Park. Rezoning this parcel would allow for the expansion of the park.**

d) Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.

**RESPONSE: The existing Mobile Home Park has adequate utility, sewer, and water access. The existing S.U.P on the Mobile Home Park provides a school bus stop along the entrance to Maddy Drive.**

e) The effect of the proposed rezoning on the County's ground water supply.

**RESPONSE: The proposed development will feature no lots with well water, thus resulting in no impact to the ground water supply.**

f) The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.

**RESPONSE: USGS Soils Data has been collected and is included. From the soil survey, which showed predominantly B soils, it was determined that the area would be adequate for the development.**

g) The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.

**RESPONSE: The proposed expansion is relatively minor in comparison to the overall existing mobile home park. The proposed expansion access point is close to Hightop Road and no significant negative impacts are anticipated.**

h) Whether a reasonably viable economic use of the subject property exists under the current zoning.

**RESPONSE: There currently are no viable economic opportunities available for the parcel under the current zoning of A1. There is no available frontage on Hightop Road, this precludes the ability to develop the property with a new public road. With rezoning, a private road could connect the existing private road that serves Oak Forest Mobile Home Park.**

i) The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.

**RESPONSE: The land proposed is general upland with no sensitive land, natural features, gravesites, endangered species, wetlands or other sensitive features.**

j) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.

**RESPONSE: N/A**

k) Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.

**RESPONSE: N/A**

l) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.

**RESPONSE: The proposed rezoning would provide housing to serve the overall population growth of the County.**

m) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.

**RESPONSE: With the existing mobile home park adjacent to the parcel, the rezoning is the most appropriate use of the parcel. If not rezoned, the parcel is unlikely to ever be developed and will not be able to meet its goal in the Comprehensive Plan as Urban Development.**

n) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county.

**RESPONSE: With the impending growth of Montgomery County, it is crucial that all affordable housing options are considered. This rezoning will fill the need for housing thus allowing the County to grow accordingly.**

o) The effect of the proposed rezoning on the provision of moderate housing by enhancing opportunities for all qualified residents of Montgomery County.

RESPONSE: **The rezoning will serve a demographic in Montgomery County that is not served elsewhere.**

p) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.

RESPONSE: **N/A**

# Oak Forest Mobile Home Park

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## COMPREHENSIVE PLAN JUSTIFICATION

# Comprehensive Plan Justification

## **Introduction:**

Any development within Montgomery County is viewed by the Board of Supervisors, Planning Commission, County Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns with the vision, goals, and objectives of the comprehensive plan. Please note that below are excerpts from the adopted 2025 Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of Urban Expansion. The text below is from the Comprehensive Plan, with the bold text demonstrating how the proposal meets the guidelines.

## **Overview:**

The project proposes to have 20 new units that will be singlewide or doublewide. Note that three existing units will be relocated within the existing mobile home park to accommodate the new street. The expansion area will provide approximately 3.55 acres of open space, which equates to about 52% of the new area. The open space will be accessible from the road through a gap between lots 10 and 11. There is an existing house located in the southeast corner of the property that is not part of the area to be rezoned and will remain. A boundary line adjustment will be made to resize the existing parcel to just include that house while simultaneously adding the additional area to Oak Forest Mobile Home Park. In terms of traffic that will be generated by the development, please refer to the letter that was provided by VDOT. Stormwater Management (quantity) will be achieved through the use of a new detention facility. Stormwater Quality will be handled by the dedication of open space on the site and/or and nutrient credits. The new units will be served by both public water and sewer systems extended from the existing park. A letter of availability has been provided from the PSA for both water and sanitary. It was determined that the impact to the public-school systems would be minimal with approximately 12 students being added to the system.

## **Update of Proposed Features from 2010:**

The following updates from 2010 have been completed. There were 14 doublewides were added to the park. The streets were named, and 911 addressing was established. The water line has been extended and fire hydrants added throughout the park. A total of 10 fire hydrants are located throughout the mobile home park. The recreational area within the park was constructed. It included a playground, volleyball pit, and horseshoe areas. A bus shelter and parking spots were added to the entrance of Maddy as well as sidewalk leading from the park to the bus stop. The existing stormwater detention pond that is located within Oak Forest Mobile Home Park was restored and the culvert that runs underneath Merrimac Road was replaced and resized to adequately convey flow.

## **Policy Chapters:**

### **Planning and Land Use**

PLU Goal 1.0 Balance Growth: The County will maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

**Discussion – This project meets the county’s desire for urban growth. The project is within an Urban Expansion district, identified to accommodate one third of the county’s expected growth and will connect to an existing Mobile Home Park. The site is currently served by public water and sewer.**

PLU 1.8 Urban Expansion Areas: These are areas adjacent to the Town of Blacksburg, the Town of Christiansburg and the City of Radford that are planned for a broad range and mix of uses at urban development densities and intensities. Urban Expansion areas are served by or planned for central sewer and water service and will serve as natural expansion areas for uses occurring within town and cities boundaries.

**Discussion – The project is closest to the Town of Blacksburg and will have public sewer and public water provided by the Montgomery County PSA.**

PLU 1.8.3 Urban Expansion Area Land Use: a. Urban Expansion Areas are the preferred location for new residential development.

**Discussion – The project lies within the preferred area of residential expansion.**

PLU 1.8.3 Urban Expansion Area Land Use: b. Urban Expansion will accommodate a full range of residential unit types and densities.

**Discussion – The project will provide much needed affordable housing to the residents of Montgomery County. The proximity to Blacksburg which has a lack of affordable housing units makes this project an ideal compliment to the existing housing stock in Blacksburg.**

PLU 1.8.5 Urban Expansion Area Facilities and Utilities: a. Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.

**Discussion – This project will be served by both public sewer and public water provided by the Montgomery County PSA.**

ENV 2.1 Private Open Space: Encourage the preservation of the rural and agricultural character of private land within the County through cooperative efforts with local landowners.

**Discussion – The project currently dedicates more than 50% of the area to open space, which is substantially more than the required 15% for this zoning district.**

HHS 2.1 Affordable Housing: Montgomery County should promote affordable housing and liveable neighborhoods and communities.

**Discussion – This project promotes this goal by providing an additional 20 affordable housing units for residents of the county adjacent to the Town of Blacksburg which is lacking in affordable housing opportunities.**

HSG 1.2 Manufactured Housing and Housing Parks: Actively encourage the development and maintenance of livable manufactured housing parks in order to facilitate a community ethos.

**Discussion – The Oak Forest Mobile Home Park is one of the nicest mobile home parks in Montgomery County. It provides public utilities, named street system for 911 response, a playground, as well a community bus stop for children. This project would seek to add to this Mobile Home Park and provide more affordable housing opportunities for the county.**

SFY 1.4.2 Street Signs and Housing Numbers: Work with county departments e.g. General Services (street signs) and Building Inspector (house numbers) to ensure that new structures can be easily located in the field by emergency and law enforcement personnel.

**Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.**

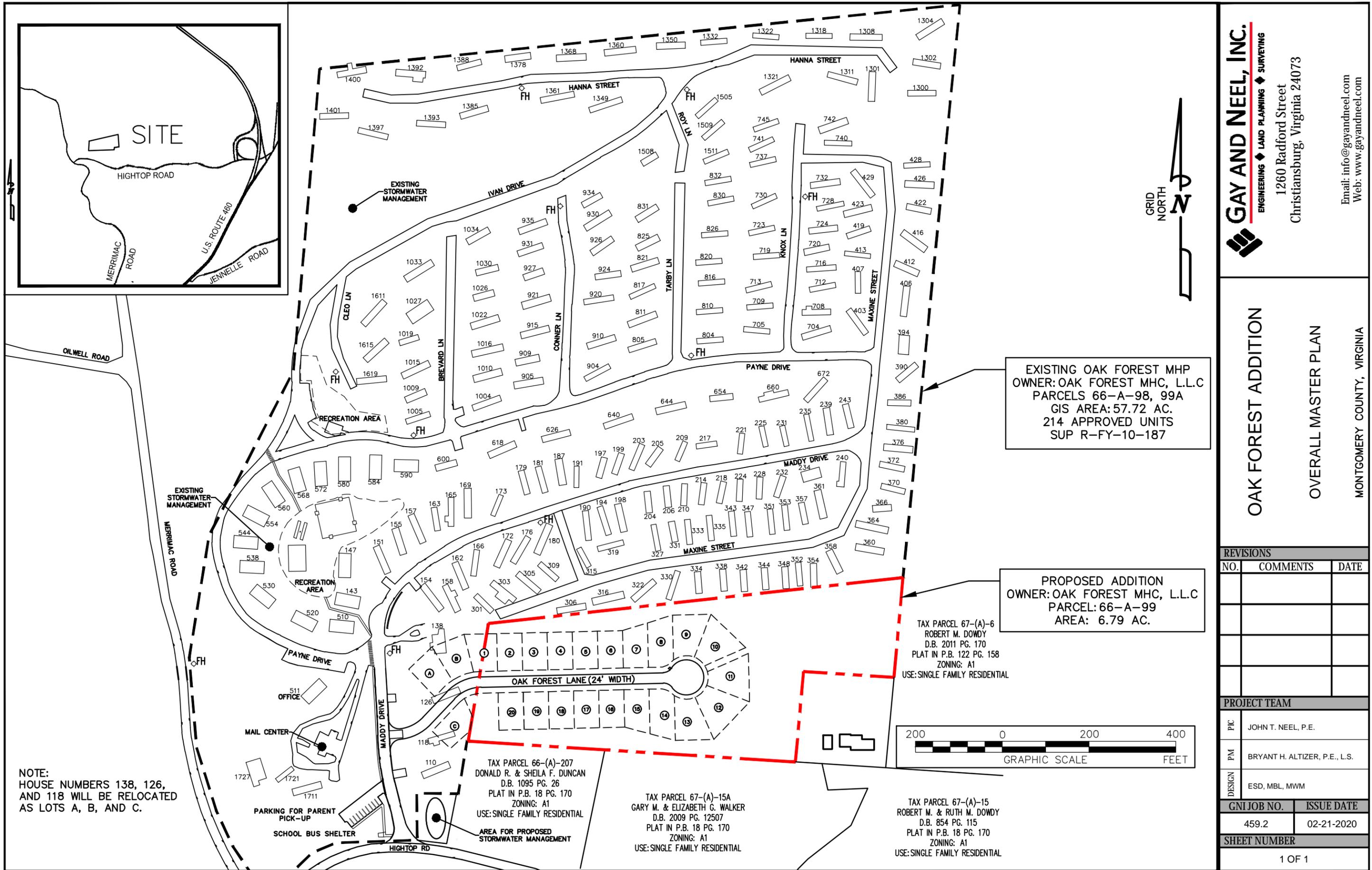
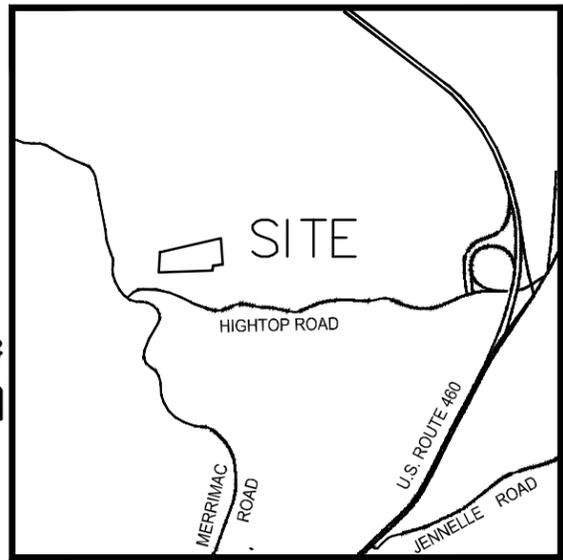
## **Conclusion:**

With Christiansburg and Blacksburg readily expanding, there is a need for more affordable, well maintained housing to accommodate the continued growth. This addition to the Oak Forest Mobile Home park is an important step in furthering the growth and urbanization of this area. It will provide housing to help accommodate the growth of these areas by adding an additional 20 mobile home units.

# Oak Forest Mobile Home Park

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## EXHIBITS



EXISTING OAK FOREST MHP  
 OWNER: OAK FOREST MHC, L.L.C  
 PARCELS 66-A-98, 99A  
 GIS AREA: 57.72 AC.  
 214 APPROVED UNITS  
 SUP R-FY-10-187

PROPOSED ADDITION  
 OWNER: OAK FOREST MHC, L.L.C  
 PARCEL: 66-A-99  
 AREA: 6.79 AC.

TAX PARCEL 67-(A)-6  
 ROBERT M. DOWDY  
 D.B. 2011 PG. 170  
 PLAT IN P.B. 122 PG. 158  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL



NOTE:  
 HOUSE NUMBERS 138, 126,  
 AND 118 WILL BE RELOCATED  
 AS LOTS A, B, AND C.

TAX PARCEL 66-(A)-207  
 DONALD R. & SHEILA F. DUNCAN  
 D.B. 1095 PG. 26  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A  
 GARY M. & ELIZABETH G. WALKER  
 D.B. 2009 PG. 12507  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15  
 ROBERT M. & RUTH M. DOWDY  
 D.B. 854 PG. 115  
 PLAT IN P.B. 18 PG. 170  
 ZONING: A1  
 USE: SINGLE FAMILY RESIDENTIAL

**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

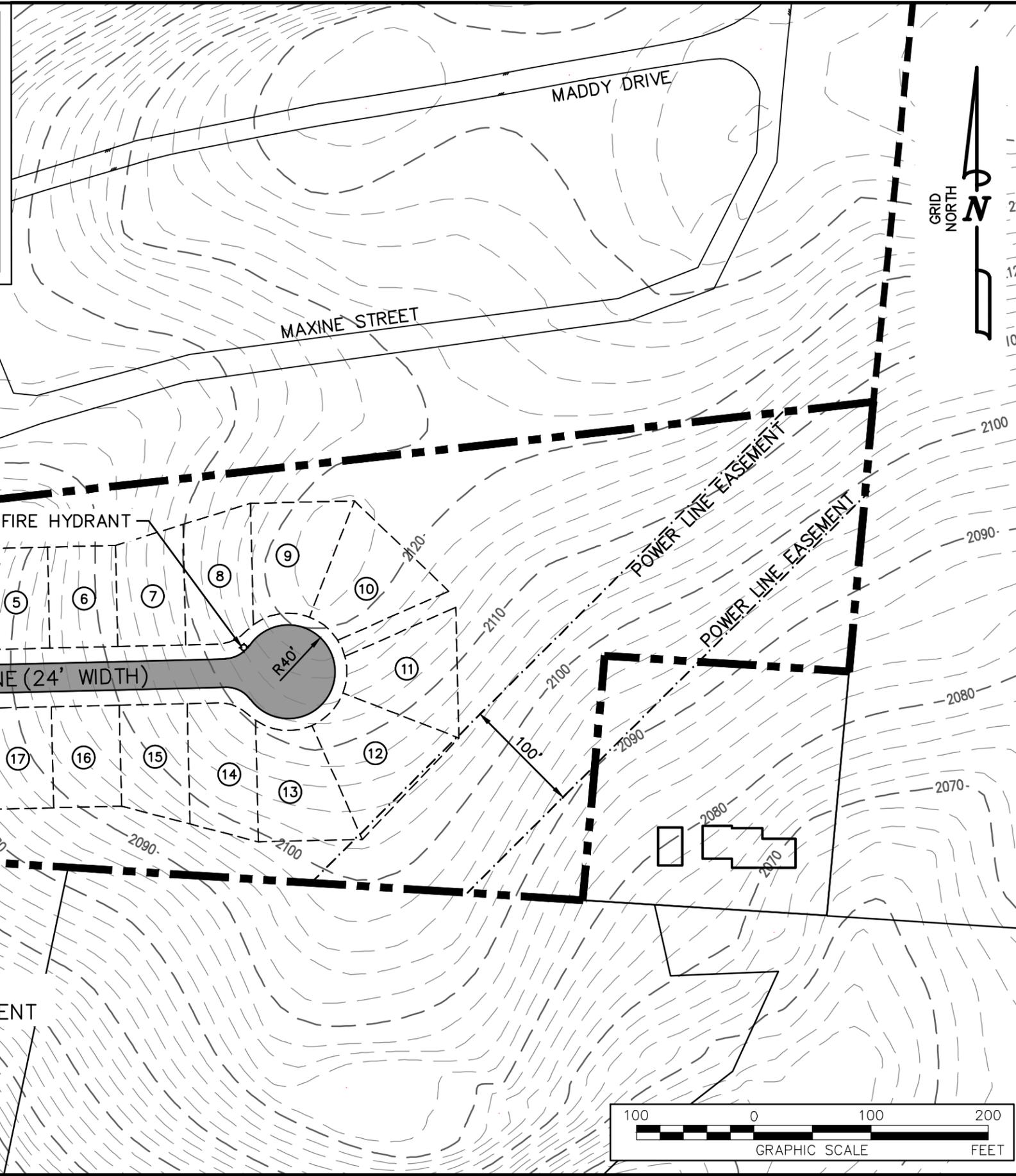
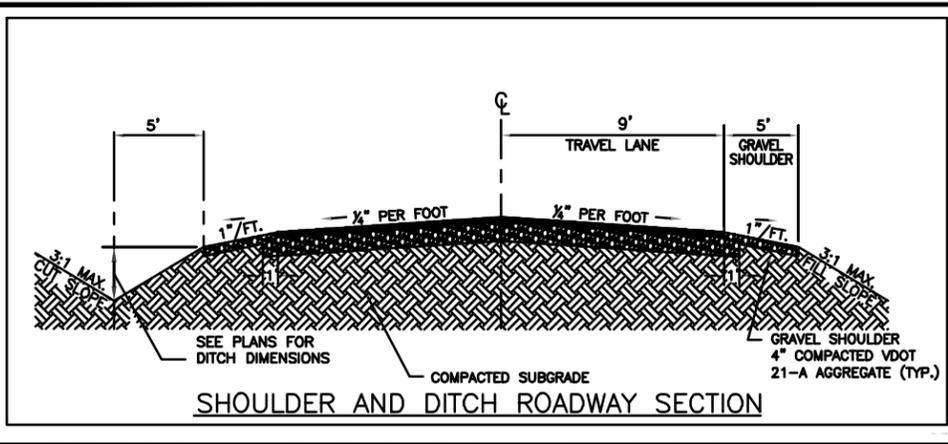
OAK FOREST ADDITION  
 OVERALL MASTER PLAN  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

SHEET NUMBER  
 1 OF 1



**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

**OAK FOREST ADDITION**  
**CONCEPTUAL SITE PLAN**  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

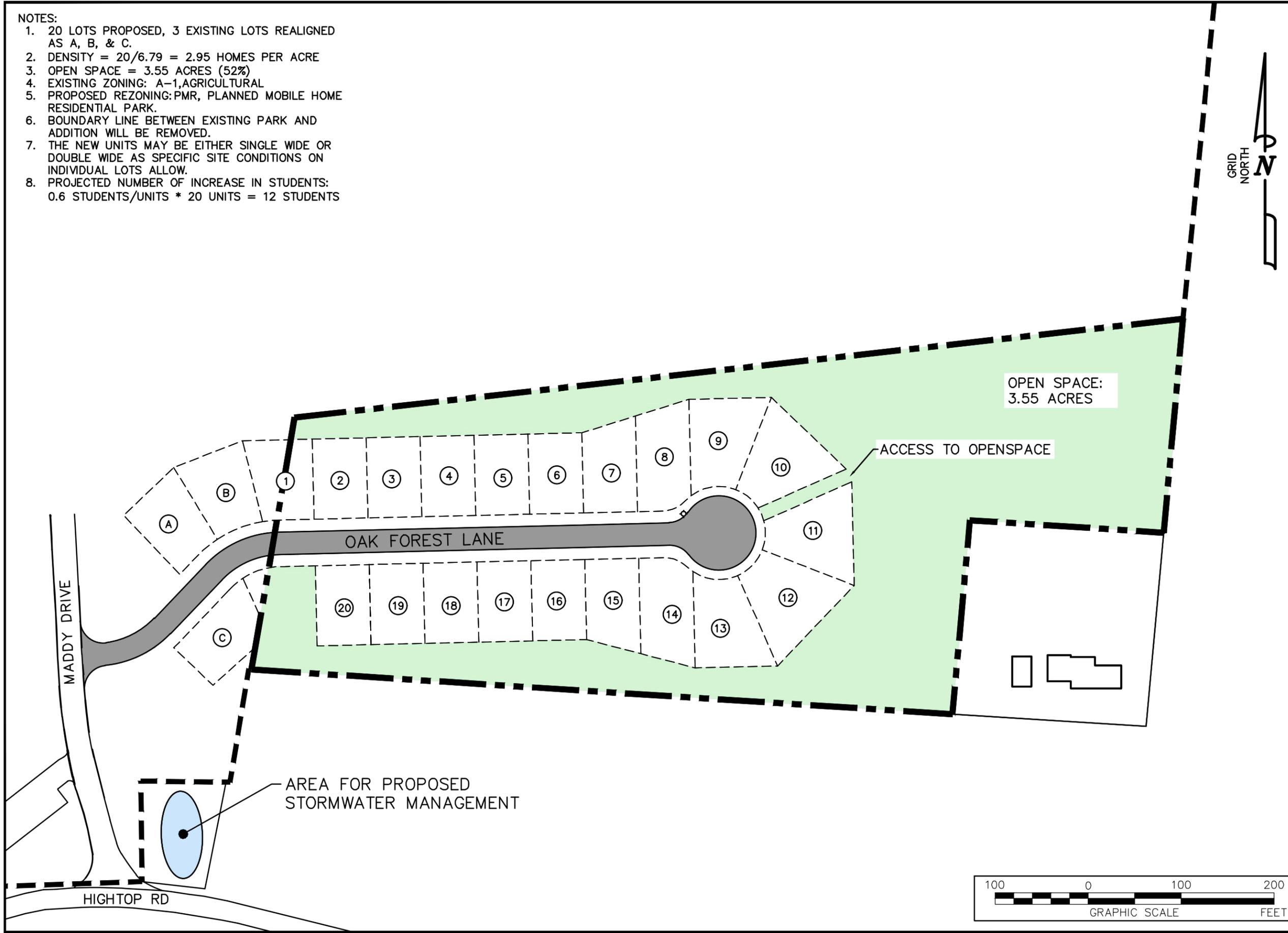
PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

**SHEET NUMBER**  
 1 OF 1

**NOTES:**

1. 20 LOTS PROPOSED, 3 EXISTING LOTS REALIGNED AS A, B, & C.
2. DENSITY = 20/6.79 = 2.95 HOMES PER ACRE
3. OPEN SPACE = 3.55 ACRES (52%)
4. EXISTING ZONING: A-1, AGRICULTURAL
5. PROPOSED REZONING: PMR, PLANNED MOBILE HOME RESIDENTIAL PARK.
6. BOUNDARY LINE BETWEEN EXISTING PARK AND ADDITION WILL BE REMOVED.
7. THE NEW UNITS MAY BE EITHER SINGLE WIDE OR DOUBLE WIDE AS SPECIFIC SITE CONDITIONS ON INDIVIDUAL LOTS ALLOW.
8. PROJECTED NUMBER OF INCREASE IN STUDENTS: 0.6 STUDENTS/UNITS \* 20 UNITS = 12 STUDENTS



**GAY AND NEEL, INC.**  
 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING  
 1260 Radford Street  
 Christiansburg, Virginia 24073  
 Email: info@gayandneel.com  
 Web: www.gayandneel.com

**OAK FOREST ADDITION**  
**OPEN SPACE CONCEPT**  
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	02-21-2020

**SHEET NUMBER**  
 1 OF 1



**MONTGOMERY COUNTY  
PUBLIC SERVICE AUTHORITY**

**Government Center  
Suite 2I  
755 Roanoke Street  
Christiansburg, VA 24073-3185**

**M. Todd King, Chairman  
Sherri M. Blevins, Vice-Chair  
Mary W. Biggs, Secretary-Treasurer  
Sara R. Bohn, Member  
April N. DeMotts, Member  
Steve R. Fijalkowski, Member  
Darrell O. Sheppard, Member**

**Charles E. Campbell  
PSA Director**

February 7, 2020



Gay & Neel, Inc.  
1260 Radford Street  
Christiansburg, Virginia 24073

Dear Mr. Neel:

Capacity is available for both water and sewer for the expansion at Oak Forest. Connections fees will be \$3,425.00 for water and \$3,950.00 for sewer. I would like to meet with you again to discuss the engineering of the sewer line to determine which route you are planning to go forward with.

Please contact me with a time that is convenient for you to discuss.

Sincerely,

A handwritten signature in cursive script that reads 'Chuck Campbell'.

Chuck Campbell  
PSA Director

**ADMINISTRATIVE OFFICES: (540) 381-1997  
BILLING & COLLECTIONS: (540) 382-6930  
FAX NO. (540) 382-5703**

## Brea G Hopkins

---

**From:** Miller, Jesse <jesse.miller@vdot.virginia.gov>  
**Sent:** Wednesday, February 5, 2020 4:23 PM  
**To:** Brea G Hopkins  
**Cc:** Charles E. Campbell; Kimberley W. Wright; Dari S. Jenkins; Emily J. Gibson; Scott A. Woodrum; William C. Yeager  
**Subject:** [EXTERNAL] Re: Oak Forest MHP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Hopkins

VDOT has performed a cursory review of the Concept Plan and Rezoning Narrative for latest addition to Oak Forest Mobile Home Park. The review found that:

- No improvements are planned within VDOT right-of-way. The new Private street will connect with Maddy Drive (Private).
- A review of historical documentation for previous additions to this development found no concern regarding capacity at the nearest intersection with public right-of-way (Maddy Drive / Hilltop Road-SR808)
- The addition of 20 units to the overall development (214 units existing) will not negatively impact the existing travel patterns or traffic volumes in the area.

In lieu of a formal letter please accept this email as documentation that VDOT takes no exception to the rezoning and development.

Regards

**Jesse H. Miller, P.E.**

Assistant Resident Engineer  
VDOT Christiansburg Residency - Land Use Division  
Direct Phone: (540) 381-7178; Main Line: (540) 381-7201

**From:** [Brea G Hopkins](#)  
**To:** ["gary@cabofishtaco.com"](mailto:gary@cabofishtaco.com)  
**Cc:** [Emily J. Gibson](#); [Dari S. Jenkins](#)  
**Subject:** RE: Concerns about a current application - OAK FOREST MHP REZONING  
**Date:** Thursday, February 6, 2020 10:34:00 AM  
**Attachments:** [image002.png](#)

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Good Morning Mr. Walker,

As you have noted below we have received a rezoning application for a portion of the property located at 1070 Hightop Road. The rezoning is to allow the expansion of the Oak Forest Mobile Home Park by 20 units (plus the relocation of 3 units). All access is proposed to be from the existing entrance. Should the request be approved the owners would be required to plant a landscape buffer along the property. The existing tree line may be included as part of that buffer area.

I am the project manager for this request and will be guiding the application through the process. At any time you may reach out to me with your questions and I will be glad to assist. In addition, you have opportunities to oppose the rezoning request (and may choose to do all) such as:

1. Attend and speak your opposition at the Planning Commission Public Hearing and/or the Board of Supervisors Public Hearing
2. Write a letter of opposition and submit it for distribution to the Planning Commission and Board of Supervisors

The dates for the Planning Commission and Board of Supervisors have not yet been scheduled; however, it is anticipated they will be in March/April. As an adjacent property owner, you will receive written notification of the dates/times in the mail.

Again, please let me know if I can be of further assistance.

Brea

### **Brea Hopkins, CZA, CTM**

Development Planner | Montgomery County Planning  
(540) 394-2148, ext. 54132 | [www.montva.com](http://www.montva.com)  
Follow us on social media @montgomeryva



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**From:** [gary@cabofishtaco.com](mailto:gary@cabofishtaco.com) <[gary@cabofishtaco.com](mailto:gary@cabofishtaco.com)>  
**Sent:** Wednesday, February 5, 2020 12:20 AM  
**To:** Dari S. Jenkins <[jenkinsds@montgomerycountyva.gov](mailto:jenkinsds@montgomerycountyva.gov)>  
**Subject:** [EXTERNAL] Concerns about a current application

Hello

My wife and I own a property at 1074 Hightop Road in Montgomery County. I just recently noticed an application for a zoning change on the property adjacent to our property at 1070 Hightop Road

(Parcel ID 66-(A)-99. This is currently zoned Agricultural and so is our property and all the other adjacent neighbors. It appears that the application states that the property be rezoned PMR and the plans show a road with close to 20 trailers being packed into half of the just over 7 acres. Currently we share no boarders with the current trailer park and visually a tree line divides the park and the 1070 property. The rezoning of this parcel would go against the nature and privacy of the surrounding properties. Most of the surrounding land is used for various horses and livestock. Before its recent purchase, this land was being used to raise alpacas and hunting dogs. Also, adding additional traffic to Hightop Road in that area is inevitably going to be more dangerous than it already is. Nevertheless, we have massive reservations regarding the rezoning of 1070 Hightop. Please let me know who we should discuss this with and what process we should pursue to oppose the application.

Any help will be greatly appreciated.

Thank You,

Gary Walker

## **MEMORANDUM**

**TO:** Planning Commission Members  
**FROM:** Brea Hopkins, Development Planner  
**DATE:** June 9, 2020 (Originally prepared March 5, 2020 for March 18, 2020 meeting)  
**RE:** Public Hearing: Ordinance Amendment- Travel Center

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At your February 12, 2020 meeting, staff discussed the need to add “travel center” as a defined use in the Zoning Ordinance. In addition, we proposed adding the use to the list of uses allowed by Special Use Permit (SUP) in the General Business (GB), Manufacturing (M1), and Manufacturing Light (ML) zoning districts.

The current ordinance does not have a comparable use for the modern “truck stop” that serves trucks and the motoring public. Based on the proposed definition this use would only be allowed on properties located within one-half ½ mile of interstate highway exits or major collector routes.

As you discussed during the February work session on this topic, the use would be allowed only by SUP and additional site specific concerns could be addressed with conditions as applications come in for review.

Attached is the draft ordinance amendment prepared staff with assistance from County Attorney for your March 18<sup>th</sup> Public Hearing.

Please feel free to contact me if you should have any questions or concerns.

AN ORDINANCE AMENDING CHAPTER 10 ENTITLED ZONING  
OF THE CODE OF THE COUNTY OF MONTGOMERY VIRGINIA  
BY ADDING TRAVEL CENTER AS A USE PERMISSIBLE BY SPECIAL PERMIT  
IN SECTION 10-28(4) GENERAL BUSINESS, SECTION 10-30(4) M-I MANUFACTURING  
AND SECTION 10-31(4) M-L MANUFACTURING LIGHT AND BY ADDING TRAVEL  
CENTER AS A DEFINED USE UNDER SECTION 10-61 DEFINITIONS

BE IT ORDAINED, By the Board of Supervisors of the County of Montgomery, Virginia that Chapter 10, entitled Zoning Sections 10-28(4), 10-30(4), 10-31(4) and 10-61 respectively of the Code of the County of Montgomery, Virginia, shall be amended and reordained as follows:

**Sec 10-28 GB General Business.**

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area.
- b) Boarding house.
- c) Building greater than fifty (50) feet in height.
- d) Contractors service establishment.
- e) Feed and seed store and mill.
- f) General store, convenience store with motor fuel sales.
- g) Golf driving range, miniature golf and similar outdoor recreation.
- h) Kennel, commercial.
- i) Livestock market.
- j) Mini-warehouse.
- k) Night club.
- l) Outpatient mental health and substance abuse center.
- m) Park and ride lot of more than fifty (50) spaces.
- n) Public utility plant, other.
- o) Public utility substation.
- p) Public utility plant, water or sewer.
- q) Recreation establishment.
- r) Recycling facility.
- s) Service station.
- t) Shooting range, indoor.
- u) Stone engraving and sales.
- v) Telecommunication tower, freestanding.
- w) Transition house.
- x) Travel Center.
- xy) Truck, trailer, heavy equipment sales, service, rental and repair.

**Sec 10-30 M-1 Manufacturing.**

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Airport.
- b) Building material sales yard.
- c) Cement manufacturing, concrete mixing plant, block plant and production of other concrete and asphaltic products.
- d) Contractor service establishment with permitted outdoor storage of equipment and/or materials.
- e) Contractors' storage yard and/or rental of equipment commonly used by contractors.
- f) Extractive industries and accessory uses including, but not limited to, the mining of minerals, the operation of oil and gas wells, and exploratory activities associated with extractive industry.
- g) Fertilizer manufacturing.
- h) Junkyards and automobile graveyards, provided the use is not within three hundred (300) feet of an existing dwelling.
- i) Kennel, commercial.
- j) Park and ride lot of more than fifty (50) spaces.
- k) Public utility plant, other.
- l) Public utility substation.
- m) Public utility plant, water.
- n) Refining, processing or distribution of petroleum, petroleum products, natural gas and other forms of liquid fuel, aboveground.
- o) Sawmill and planing mill, coal and wood yard.
- p) Solar energy system, major.
- q) Slaughterhouse.
- r) Storage of bulk petroleum products.
- s) Telecommunication tower, freestanding.
- t) Travel Center.
- tu) Use listed in subsection (3), if a manufacturing process is to take place outside.
- uy) Use similar to (1) through (16) above.

**Sec 10-31 M-L Manufacturing-Light.**

4. *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- a) Airport.
- b) Contractor's service establishment with permitted outdoor storage of equipment and/or materials.
- c) Farm machinery sales and service.
- d) Feed and seed stores and mill.
- e) Kennel, indoor.
- f) Mini-warehouse.
- g) Motor vehicles rentals.
- h) Recreation establishment.
- i) Recycling facility.

- j) Park and ride lot of more than fifty (50) spaces.
- k) Public utility plant, other.
- l) Public utility substation.
- m) Public utility plant, water or sewer.
- n) Shooting range, indoor.
- o) Solar energy system, major.
- p) Telecommunication tower, freestanding.
- q) Travel Center.
- qr) Use listed in subsection (3), if a manufacturing process is to take place outside.
- s) Use similar to (1) through (14) above.

**Section 10-61 Definitions.**

***Add the following new definition:***

Travel Center: Land area and buildings containing long-term parking (rest) area, motor-fuel sales, charging station, restaurant, convenience store, and other travel related services. A travel center is located within one-half (½) mile distance of interstate highway exits or major arterial routes. Also known as “Truck Stop”.

## **MEMORANDUM**

**TO:** Planning Commission Members  
**FROM:** Emily J. Gibson, Director  
**DATE:** June 9, 2020 (Originally prepared March 5, 2020 for March 18, 2020 meeting)  
**RE:** Public Hearing: Ordinance Amendment- Signage

---

On February 12<sup>th</sup> staff introduced you to several proposed changes to the zoning ordinance related to signage. These items were discussed with the Commission's Ad-Hoc Development Committee in late January and were determine ready for discussion by the full Commission.

When the overall sign ordinance was adopted, several "specialty" items came up and it was determined we'd review them at a later time. These included issues with more/taller signage at our interstate exists, as well as increasing viability for the portion of the Business US 460 corridor with double frontage on the US 460 By-Pass.

After the work session on the proposed changes, staff coordinated with the County Attorney on a draft amendment for your March 18<sup>th</sup> public hearing. The attached draft reflects many of the items discussed in detail for "high rise signs" which is the classification we are proposing to allow near the interstate exits. We also made changes which we feel address other signage needs and we will go over them with you in order to ensure staff and the Commission are on the same page.

Please feel free to contact me if you should have any questions or concerns.

AN ORDINANCE AMENDING CHAPTER 10 ENTITLED ZONING OF THE CODE OF THE COUNTY OF MONTGOMERY VIRGINIA BY AMENDING SECTION 10-45 SIGN REGULATIONS BY ADDING A DEFINITION FOR HIGH RISE SIGN TO BE A FREE STANDING SIGN UP TO FORTY FEET (40') THAT MAY BE LOCATED IN COMMUNITY BUSINESS (CB), GENERAL BUSINESS (GB), PLANNED UNIT DEVELOPMENT COMMERCIAL (PUD-COM), MANUFACTURING (M1), MANUFACTURING LIGHT (ML) AND PLANNED INDUSTRIAL DISTRICTS UNDER CERTAIN REQUIREMENTS ON CERTAIN QUALIFYING LAND IN ORDER TO OBTAIN SIGN VISIBILITY FROM AN INTERSTATE HIGHWAY AND BY ALLOWING THE HIGH RISE SIGN TO EXCEED FORTY FEET (40') UNDER CERTAIN CIRCUMSTANCES BY GRANT OF A SPECIAL USE PERMIT

BE IT ORDAINED, by the Board of Supervisors of the County of Montgomery, Virginia that Chapter 10, entitled Zoning, Section 10-45 (a) (2), 10-45 (a) (3), 10-45 (b)(3) and 10-45 (b)(4) respectively of the Code of the County of Montgomery, Virginia shall be amended as follows:

**Sec 10-45 Sign Regulations**

(a) *General Provisions.*

(2) *Definitions.*

***Add the following new definition:***

*High-rise sign means an on-premise freestanding sign up to forty (40) feet in height or greater with an approved special use permit, located in a non-residential zoning district and on a qualified parcel of land for the purpose of obtaining visibility from the interstate highway.*

(3) *Permit required.*

a. *In general.* A sign permit is required prior to the display of any new sign or reface except as provided in subsection (4) of this section.

b. *Application for permit.*

1. An application for sign permit shall be filed with the Planning and GIS Services on forms furnished by that department. The applicant shall provide sufficient information to determine if the proposed sign is permitted under the zoning ordinance and other applicable laws, regulations and ordinances. All applications shall include scaled drawings of any proposed signage, a site plan and/or comprehensive sign plan as determined by the county zoning administrator. Any application for a temporary sign shall state the dates intended for the erection and removal of the sign.
2. The county zoning administrator or designee should promptly process the sign permit application and approve the application, reject the application or notify the applicant of deficiencies in the application within thirty (30) business days after receipt. Any application that complies with all provisions of the zoning ordinance, the building code and other applicable laws, regulations and ordinances shall be approved.

3. If the application is rejected, the county zoning administrator shall provide a list of the reasons for the rejection in writing. An application shall be rejected for non-compliance with the terms of the zoning ordinance, building code or other applicable law, regulations or ordinance.
- c. *Permit fee.* A non-refundable fee as set forth in the uncodified fee schedule adopted by the county board of supervisors shall accompany all sign permit applications.
  - d. *Duration and revocation of permit.* If a sign is not installed within six (6) months following the issuance of a sign permit the permit shall be void. The zoning administrator, in addition, may revoke a sign permit under any of the following circumstances:
    1. The zoning administrator determines the information in the application was materially false or misleading;
    2. The sign as installed does not conform to the sign permit application; or
    3. The sign violates the zoning ordinance, building code or other applicable law, regulation or ordinance.
  - e. *Special use.*
    1. Comprehensive sign plans for non-residential uses may be approved by special use permit, by the BZA or Board of Supervisors, to allow an increase in sign area where, in its opinion, the provisions of this article would restrict the visibility of the signage by virtue of the size of the development, topography of the parcel, or other physical limitations unique characteristics. The comprehensive sign plan shall establish the time, manner and placement of signs, frequency of message changes, materials, hours of lighting, height of sign(s), total number of square feet of sign surface, and the number of signs to be placed on a site.
    2. The BZA or Board of Supervisors may grant a special use permit to allow an increase in the height of a sign in the following circumstances:
      - a) Where, in its opinion, the provisions of this article would cause a hardship by virtue of topography. The purpose of such a permit shall be to allow as much, but not more, visibility as the sign would have if located on level ground.
      - b) Where any portion of the site is located within one-half (1/2) mile of the intersection of an interstate ramp with a state or county road and the applicant has demonstrated that the purpose of the requested height is to obtain visibility from the interstate or freeway.
    3. The BZA or the Board of Supervisors, as part of an approving action for a special use permit, may impose stricter sign requirements as condition of approval.

(b) *Sign regulations by use and district.* For purposes of subsection (b) the following classifications of signs shall apply:

Type	Signs included as defined per this section
Permanent	Freestanding, Monument, Wall, Projecting, Awning, Electronic Message Sign, Marquee, Minor, Pole Sign, Roof Sign, Window Sign, Neon Sign

<b>Temporary</b>	A-frame, Banner, Blade Sign, Feather Sign, Portable, Vehicle or Trailer Sign, Window Sign
<b>Flag</b>	Flag*

\* Flagpole ≤ 8" diameter

(1) *Agricultural District Signs.* Zoning Districts Agricultural (A1), Conservation (C1)

- a. Except as otherwise prohibited in this Section, the following signs are permitted as accessory to residential uses in agricultural districts. Moving signs and electronic message signs are prohibited on residential properties in all residential districts.

TYPE	FLAGS	TEMPORARY	PERMANENT
<b>Size (each/total)</b>	16 s.f./no limit	16 s.f./32 s.f.	4 s.f./4 s.f.
<b>Max Number</b>	Unlimited	Unlimited	1
<b>Illumination</b>	As required by law	None	Indirect
<b>Setback</b>	Equal to Height	10 ft.	None
<b>Max. Height</b>	25 ft.	4 ft.	4 ft.

- b. Residential Community Entrance: A maximum of two (2) monument signs shall be permitted for each principal road entrance into a major residential subdivision. The total square footage of signage at each principal entrance shall not exceed 32 sq. feet.
- c. Except as provided otherwise in this Section, the following signs are permitted as accessory to non-residential uses in agricultural districts. Moving signs are prohibited as accessory uses for non-residential uses in all residential districts.

TYPE	FLAGS	TEMPORARY	PERMANENT
<b>Size (each/total)</b>	24 s.f./no limit	16 s.f./32 s.f.	50 s.f./50 s.f.
<b>Max Number</b>	Unlimited	Unlimited	Unlimited exception 1 free-standing or monument sign
<b>Illumination</b>	As required by law	None	Internal/Indirect
<b>Setback</b>	Equal to Height	10 ft.	10 ft.
<b>Max. Height</b>	25 ft.	4 ft.	12 ft.

(2) *Residential district signs-* Zoning Districts Rural Residential (RR), Residential (R1), (R2), (R3), Residential Multi-Family (RM1), Planned Unit Development-Residential (PUD-Res), Planned Mobile Home Residential Park (PMR), Traditional Neighborhood Development & Infill (TND-I), Planned Unit Development- Traditional Neighborhood Development (PUD-TND)

- a. Except as otherwise prohibited in this Section, the following signs are permitted as accessory to residential uses in residential districts. Moving signs and electronic message signs are prohibited on residential properties in all residential districts.

TYPE	FLAGS	TEMPORARY	PERMANENT
<b>Size (each/total)</b>	16 s.f./no limit	16 s.f./32 s.f.	4 s.f./4 s.f.
<b>Max Number</b>	Unlimited	Unlimited	1
<b>Illumination</b>	As required by law	None	Indirect
<b>Setback</b>	Equal to Height	10 ft.	None
<b>Max. Height</b>	25 ft.	4 ft.	4 ft.

- b. Residential Community Entrance: A maximum of two (2) monument signs shall be permitted for each principal road entrance into a major residential subdivision. The total square footage of signage at each principal entrance shall not exceed 32 sq. feet.
- c. Except as provided otherwise in this Section, the following signs are permitted as accessory to non-residential uses in residential districts. Moving signs are prohibited as accessory uses for non-residential uses in all residential districts.

TYPE	FLAGS	TEMPORARY	PERMANENT
<b>Size (each/total)</b>	24 s.f./no limit	16 s.f./32 s.f.	50 s.f./50 s.f.
<b>Max Number</b>	Unlimited	Unlimited	Unlimited exception 1 free-standing or monument sign
<b>Illumination</b>	As required by law	None	Internal/Indirect
<b>Setback</b>	Equal to Height	10 ft.	10 ft.
<b>Max. Height</b>	25 ft.	4 ft.	12 ft.

(3) *Commercial district signs.* Zoning Districts Community Business (CB), General Business (GB), Planned Unit Development Commercial (PUD-Com)

- a. *Generally.* Except as provided otherwise in this Section, the following signs are permitted as accessory uses in commercial districts.

TYPE	FLAGS	TEMPORARY	PERMANENT
<b>Size (each/total)</b>	32 s.f./no limit.	32 s.f./32 s.f.	150 s.f./150 s.f.

<b>Max Number</b>	Unlimited	Unlimited	Unlimited exception 1 free-standing or monument sign
<b>Illumination</b>	As required by law	None	Internal/Indirect
<b>Setback</b>	Equal to Height	10 ft.	10 ft.
<b>Max. Height</b>	25 ft.	6 ft.	12 ft.

b. *Off-site Signs for Commercial Use of Limited Duration.* Up to three off-site signs, each not to exceed six (6) square feet and six (6) feet in height, shall be permitted for a commercial use lasting for three (3) or fewer days. No more than one permitted temporary sign shall be displayed per lot. Display of signs shall not be located in the public right of way and shall be limited to forty-eight (48) hours prior to commencement and forty-eight (48) hours after cessation of the use or activity advertised.

c. *District sign area bonus.* A twenty (20) percent sign area bonus may be permitted in CB or GB districts in specific instances where two (2) or more businesses on separate lots existing at time of adoption of this chapter: (1) decrease the number of signs otherwise allowed through sharing, and (2) assure that a decrease occurs in the number of entrances to the primary highway already existing or permitted. Approval of a comprehensive sign plan for all businesses receiving the sign area bonus is required.

d. *Mixed-use developments & business parks.* Properties or establishments located within mixed use development or business park shall be permitted the following additional square footage allowance:

1. One (1) monument sign not exceeding 32 sq. ft. per each principal entrance identifying the occupants.

e. High-rise signs. For properties located within one-half (½) mile of the intersection of an interstate ramp with a state or county road an additional free-standing high-rise sign up to forty (40) feet in height shall be allowed when the following requirements are met:

- i. There shall be no more than one (1) high rise sign per parcel.
- ii. The parcel shall be three (3) acres or larger in size.
- iii. The high rise sign shall have no more than four (4) individual signs and shall not exceed five hundred (500) square feet in area.
- iv. The high-rise sign shall be located no closer than 40 feet to the property line.

(4) *Industrial district signs.* Zoning Districts Manufacturing (M1), Manufacturing Light (ML), Planned Industrial (PIN)

a. Except as provided otherwise in this Section, the following signs are permitted as accessory uses in industrial districts. In addition, up to one minor sign per business is permitted as a wall sign.

TYPE	FLAGS	TEMPORARY	PERMANENT
Size (each/total)	32 s.f./no limit	32 s.f./32 s.f.	150 s.f./150 s.f.
Max Number	Unlimited	Unlimited	Unlimited exception 1 free-standing or monument sign
Illumination	As required by law	None	Backlit/Internal/Indirect
Setback	Equal to Height	10 ft.	10 ft.
Max. Height	25 ft.	6 ft.	12 ft.

- b. Mixed-use developments & Industrial parks: Properties or establishments located within mixed use development or business park shall be permitted the following additional square footage allowance:
1. One (1) monument sign not exceeding 32 sq. ft. per each principal entrance identifying the occupants.
- c. High-rise signs. For properties located within one-half (½) mile of the intersection of an interstate ramp with a state or county road an additional free-standing high-rise sign up to forty (40) feet in height shall be allowed when the following requirements are met:
- i. There shall be no more than one (1) high rise sign per parcel.
  - ii. The parcel shall be three (3) acres or larger in size.
  - iii. The high rise sign shall have no more than four (4) individual signs and shall not exceed five hundred (500) square feet in area.
  - iv. The high-rise sign shall be located no closer than 40 feet to the property line.

**RZ-2020-18314**

**PID(s): 007525**

**Tax Parcel(s): 060-A-9**

**Shawsville Magisterial District**

<b>Property Owners</b>	Jerry L. and Vickie L. Akers (Contract Purchaser: Nathan Kidd, Kidd's Machine Shop)
<b>Applicant/Agent</b>	Agent: Brushy Mountain Engineering
<b>Request</b>	Rezoning to Manufacturing Light
<b>Current Zoning</b>	General Business (GB)
<b>Current Use</b>	None, Site of Previous Meat Packing Plant
<b>Acreage</b>	1.317
<b>Location</b>	<b>10001 Roanoke Road</b> South Side of Route 11/460 (across from Elliston Fire Department)
<b>Future Land Use</b>	Village Expansion
<b>Village</b>	Elliston/Lafayette
<b>Village Land Use</b>	Mixed Use
<b>Brief Description</b>	The applicant is requesting to rezone 1.317 acres to Manufacturing Light (ML) to allow a Flex Industrial Use (machine shop). The existing entrance and building will be utilized with no planned additions. The properties will be served by Montgomery County PSA for sewer and an existing onsite well for water.
<b>Staff Planner(s)</b>	Brea Hopkins
<b>Anticipated Timeline</b>	<ul style="list-style-type: none"> <li>● Site Visit: *See below</li> <li>● Work Session: June 17, 2020</li> <li>● PC Hearing: July 15, 2020</li> <li>● BOS Hearing: August 10, 2020 (Tentative)</li> </ul>
<b>PC Action Required</b>	At June 17 Work Session, authorize staff to schedule the public hearing for July 15, 2020 pending all completed materials prior to deadline.

\* A formal site visit will not be scheduled for this request due to COVID-19 recommendations. Staff encourages all Planning Commissioners to visit/drive by the property if you are not familiar with the site. The owner has been notified that Commission members may visit the site prior to the June 17<sup>th</sup> meeting.

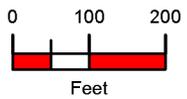
*Industrious | Diverse | Steadfast | Helpful | Integrity*



RZ-2020-18314  
Nathan Kidd

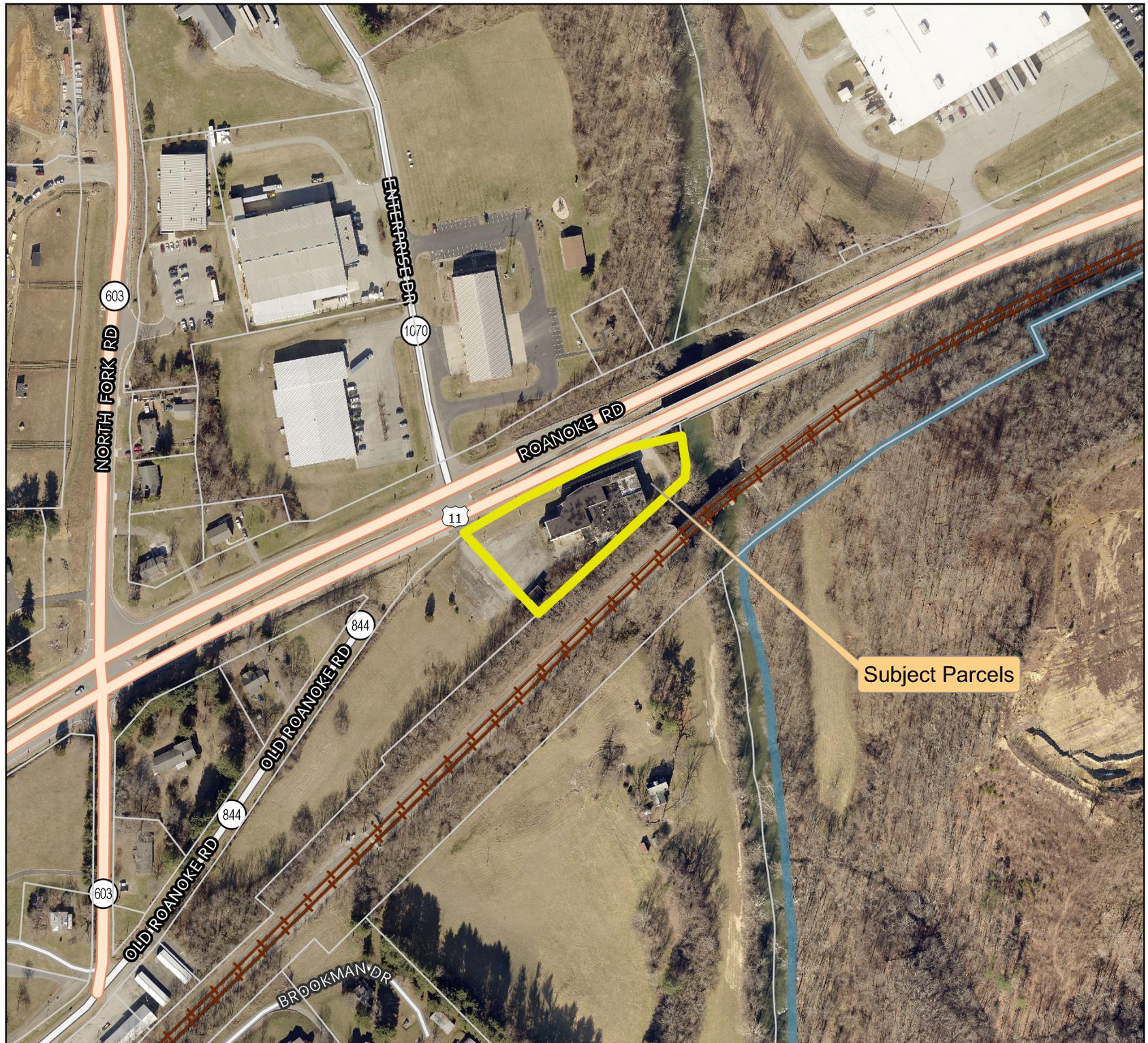
Parcel ID 007525

-  Tax Parcels
-  Subject Parcel
-  Village Boundary



Scale 1:3,000

Prepared by Montgomery County,  
VA GIS & Planning Services  
5/1/2020





# Rezoning Application Form

## Rezoning, Conditional Zoning, Proffer Amendment

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Application Request:** (Please check one)  Conditional Rezoning  Rezoning  Amend Proffers

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

Owner of Record (attach separate page for add'l owners): Jerry L. & Vickie L. Akers	Address: 3114 Madtom Lane, Salem, VA 24153
Telephone: (540) 815-1274	Email: Thejteam40@gmail.com

Applicant Name: Owner Contract Purchaser/Lessee Nathan Kidd	Address: 4378 Harborwood Road, Salem, VA 24153
Telephone: (540) 309-1645	Email: Nathan.Kidd@kiddmachineworks.com

Representative Name and Company: Brushy Mountain Engineering, ATTN: Barney Horrell	Address: 3553 Carvins Cove Road, Salem, VA 24153
Telephone: (540) 526-6800	Email: barney@brushymtnengr.com

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 10001 Old Roanoke Road		
Parcel ID Number(s): <b>007525</b>	Acreage: <b>1.317 acres</b>	Existing Zoning: GB General Business
Comprehensive Plan Designation: Planned Light Industrial/Commercial, Corridor Overlay	Existing Use: Vacant 2 story brick building	

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

Proposed Zoning (Include Acreage): ML Manufacturing Light, 1.317 acres
Proposed Use: Machine Shop

*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.*

Owner 1 Signature	4-28-20 Date
Owner 2 Signature (for add'l owners please attach separate sheet)	4-28-20 Date
Applicant Signature	4-28-20 Date
Representative/Agent Signature	04/28/2020 Date

# REZONING APPLICATION

for

## KIDD Machine Works

Parcel ID: 007525

Site Address:

10001 Old Roanoke Road  
Montgomery County, Virginia



Prepared on April 28, 2020

Application Prepared by:

Brushy Mountain Engineering, PLLC

3553 Carvins Cove Road

Salem, VA 24153

(540) 526-6800

**TABLE OF CONTENTS**

**Introduction.....3**

**Current Conditions.....3**

**Proposed Site Improvements.....3**

**Landscaping.....3**

**Comprehensive Plan Review.....4**

**Conclusion.....5**

**ATTACHMENTS**

**Survey Plat.....6**

**Site Development Plan.....7**

**Traffic Analysis.....8**

**Rezoning Application.....14**

**Introduction:**

Background: The subject property has long been a keystone of the Elliston community. For many years the Green Hill Meat Processing Plant provided jobs for local residents and delicious pork and beef products for the entire region. Several years ago, Green Hill was purchased by Sara Lee and eventually the plant was closed. The property was donated to TAP and has been sold. The current owners are Jerry L. and Vickie L. Akers who recently subdivided the property into two tracts. The applicant, Nathan Kidd, now has a Contract to Purchase the lot with the old buildings on it pending approval of this rezone to allow for a machine shop in the existing building.

**Current Conditions:** There are two separate brick buildings on the subject tract. The larger building is the old meat processing plant. The smaller building is a storage building with two overhead doors. A shared access easement was created when the parcel was split so that both tracts could use the existing driveway onto Old Roanoke Road (Hwy 11 & 460). This shared driveway must remain to serve both tracts. The rear of the property is bordered by double railroad tracks on an elevated rail bed. These rail lines cross the Roanoke River on a multi-span high bridge. The Roanoke River borders the subject property to the east before it flows to the north and under Old Roanoke Road. A portion of the subject property is within the floodplain.

Attached is the recent subdivision plat which shows the existing site improvements on the subject property. The larger building is situated less than a foot from the front Right-of-Way line. Pavement covers the majority of the site. The pavement extends to a concrete wall in the rear and onto the remainder tract to the west. A truck dock is located in the front portion of the building. There is very little landscaping present on the site currently.

**Proposed Site Improvements:** Mr. Kidd plans to remodel the larger building and use it for a machine shop. It is critical to his business operation that he maintain the truck dock on the front side of the building. Parking will be provided along the rear of the property and near the main door into the building. At this time there are no new buildings planned. The existing asphalt parking lot will be repaired and sealed before being restriped with adequate parking. Landscaping will be installed to the extent feasible while still providing the required vehicle access to the site and the adjacent parcel.

**Landscaping:** There is very little space on the subject property in front of the existing building. This prevents installing the standard front yard buffer or corridor plantings. The proposed site plan shows the area of existing pavement which will be removed to allow for the installation of trees and plantings. A paved path to the truck dock on the front side of the building must be maintained which limits the area of pavement which can be removed. The existing trees in the rear of the property will remain to screen the railroad tracks. The fact that these tracks are elevated as they approach the bridge means that any plantings along the southern property line would be ineffective screening from the agricultural property to the south. The potential planting area to the west is limited by the need to maintain a shared access drive and the existing smaller building. The proposed site plan calls for removing a portion of the existing asphalt to allow for new trees and plantings.

**Proposed Business Operation Details:** The proposed machine shop will start operations with only a couple of full-time employees but hopes to expand to nearly 10 employees within a couple of years. The primary customers for the machine shop are the railroad and large regional manufacturing plants. The machine shop takes in metal stock and uses high precision machinery to shape the metal into mechanical components. The concrete construction of the existing building is well suited for the sensitive machinery that will be used. Raw metal will be delivered to the front truck dock on an as needed basis. Finished product will be loaded onto shipping trucks at the same dock. Generally, the facility will not serve walk in customers, therefore the daily traffic will generally be limited to employees.

**VDOT Traffic Analysis:** Attached is a detailed traffic analysis. The finding is that turn and deceleration lanes are not warranted for the planned use. However, if the adjoining property is developed in the future or the operation of the machine shop expands more rapidly than hoped, an updated traffic study will be required.

**Utility Availability:** The existing building has been vacant for many years and all of the internal metal, including the plumbing and wiring, have been removed for scrap. This means all interior mechanical infrastructure will be new. There is an existing sanitary sewer main east of the building which follows the river to the treatment facility. A new septic tank will be installed and then connected to this sanitary main. This design concept has been reviewed by Chuck Campbell. There is an existing water main on the north side of Old Roanoke Road. The cost to connect to this main is prohibitive. There is an existing well on the property which previously served the meat packing plant. The planned water usage is only for a couple of employee restrooms which is considerably less than the meat packing operation. The existing well is currently being tested for coliform bacteria. VDH does not require any testing on existing wells that serve private residences or businesses under a certain size. Therefore, the coliform testing is voluntary and will ensure good water quality.

There is currently 3-phase electric service available directly in front of the building. As mentioned above the building has been previously stripped and will be completely rewired.

**Comprehensive Plan Review:** The Future Land Use Map designates this site as Planned Light Industrial/Commercial and notes that the site is in the Lafayette Route 11/460 Corridor Plan. In the Elliston and Lafayette Village Plan the first item identified by citizen input was “the need for increased jobs and light industrial, commercial, and tourism development”. The planned machine shop will create jobs in the light manufacturing nature. The Owner of the machine shop is proffering that the site will be developed as a machine shop and that any significant expansion or change in use will trigger a new traffic impact study.

#### PLU 2.1 Criteria for Evaluating Rezoning Applications

1. Location: The site is located in the Elliston Urban Expansion Area
2. Public Utilities: As discussed above, the building will be connected to the public sanitary sewer main and will use an existing well.

3. Road Access: VDOT has reviewed the attached Traffic Analysis for the planned use as a machine shop and determined that the existing entrance is adequate as is.
4. Public Facilities & Amenities: A site development plan for the entire property is included. There are no new buildings or paved areas planned at this time. Instead some existing pavement area is to be removed to allow for landscaping. This manufacturing use will not be for the general public and therefore does not warrant any walkways or public open spaces.
5. Interparcel Access: The existing entrance is already included in an shared access easement so that it will also serve the undeveloped property to the north. As proffered, if and when this adjoining property is developed, a new traffic impact study will be required.
6. Pedestrian Access: The existing site improvements provide access from the parking into the building. There are no sidewalks or pedestrian trails along Old Roanoke Road that need to be connected.
7. Buffers: As discussed above, the Owner is working closely with County Planning staff to provide landscape buffers.

**Conclusion:** The proposed rezone will allow for an existing building which has stood vacant for years now to be brought back to life as a machine shop. There are other industrial/manufacturing nature businesses on the opposite side of the highway and this property was previously industrial in nature (meat processing plant). Mr. Kidd is requesting this rezone so that he may create jobs in Elliston and revitalize an important historic landmark along Old Roanoke Road.

- Proposed Use = Light Manufacturing (Machine Shop)
- Number of Employees = 10 employees

- from ITE Trip Generation Worksheet
  - Daily Trips = 30 Trips
  - AM Peak Hour Trips = 4 Trips
  - PM Peak Hour Trips = 4 Trips

- from 2018 VDOT Traffic Count Data at site
  - Average Annual Week Day Traffic (AAWDT) = 8,200 Trips
  - % Traffic during Peak Hour (K Factor) = 0.115
  - % Traffic in direction of study (Directional Factor is Northbound) = 0.618

Week Day Peak Hour Traffic = (AAWDT) x (K Factor) = 8200 x 0.115 = 943 trips/hour

Week Day Peak Hour Northbound = 943 trips/hour x 0.618 = 583 northbound trips/hour

Week Day Peak Hour Southbound = 943 trips/hour x 0.382 = 360 southbound trips/hour

- from VDOT Figure 3-3 (Left Turn Storage Lane for 4-Lane Highway)
  - 4 Trips into site from Southbound lane during Week Day Peak Hour
  - 583 Vehicles in Northbound lane

CONCLUSION: Left Turn Lane is NOT warranted

- from VDOT Figure 3-27 (Right Turn Treatment for 4-Lane Highway)
  - 4 Trips into site from Northbound lane during Week Day Peak Hour
  - 583 Vehicle in Northbound lane

CONCLUSION: Right Turn Lane or Taper are NOT warranted

No further analysis required at this time. No improvements required for proposed property use. If number of employees increases significantly or use of subject property changes resulting in different trip generation, then further analysis may be required.

Parcel ID Number: \_\_\_\_\_ 007525

Board of Supervisors Ordinance No.: \_\_\_\_\_

Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)

## Voluntary Proffer Statement Form

Date: May 29, 2020

Applicant Name: Nathan Kidd

Applicant Address: 4378 Harborwood Road  
Salem, VA 24153

Owner(s) Name: Jerry L. & Vickie L. Ayers  
3114 Madtom Lane  
Salem, VA 24153

Project Name: Kidd Machine Works

### Project Description:

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed Manufacturing – Light use.

1. Conceptual Layout – The Property shall be developed in general conformance with the Concept Plan prepared by Brushy Mountain Engineering, dated April 28, 2020, last revised on May 29, 2020.
2. Zoning Use Limitations – The following by-right uses in Manufacturing – Light shall not be permitted upon rezoning:
  - a. Business or trade school
  - b. Civic club
  - c. Conference or training center
  - d. Crematorium
  - e. Day care center
  - f. Financial services
  - g. Fire, police, rescue facility
  - h. Homeless shelter
  - i. Hotel, motel
  - j. Park and ride lot
  - k. Telecommunications tower, attached

3. Utilities – At this time the buildings will be served by Montgomery County Public Service Authority (PSA) sanitary sewer and an existing onsite well. The PSA shall review any change in use or significant increase in water demand to determine if connection to PSA water supply will be required.

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County’s Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in now way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

**Applicant/Owner Name:** Nathan Kidd

Title and/or Company: Kidd Machine Works

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_.”

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**Applicant/Owner Name:** Jerry L. Ayers

Title and/or Company: Property Owner

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_.”

\_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_

**Applicant/Owner Name:** Vickie L. Ayers

Title and/or Company: Property Owner

Signature: \_\_\_\_\_

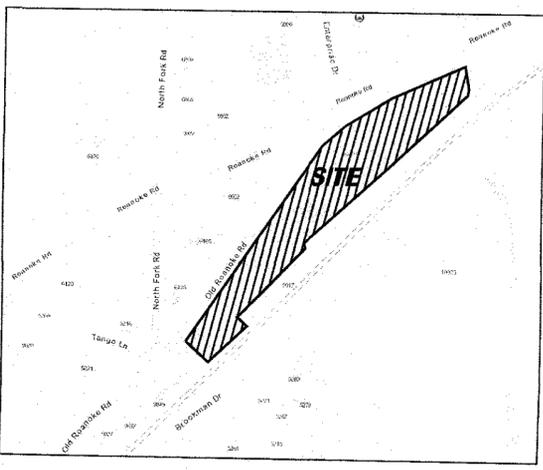
State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_.”

\_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_



LOCATION MAP BY CHRISTIANBURG GIS 1" = 425'

STATE OF VIRGINIA OF \_\_\_\_\_ TO WIT: \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JERRY L. AKERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC, DATE & SEAL  
 REGISTRATION # \_\_\_\_\_

**CONFORMING STATEMENT:**  
 I HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME AND THAT THE MONUMENTS SHOWN ON THIS PLAT HAVE BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN. THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS.  
 ALAN CLEMONS - L.S. DATE \_\_\_\_\_

STATE OF VIRGINIA OF \_\_\_\_\_ TO WIT: \_\_\_\_\_  
 I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT VICKIE L. AKERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

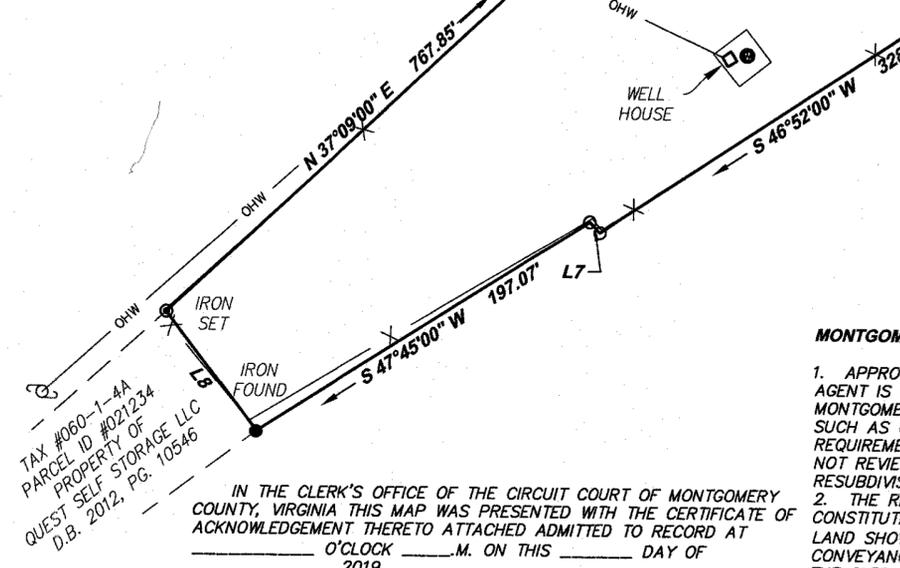
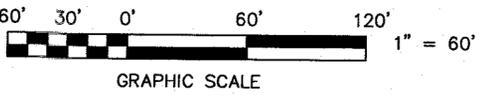
NOTARY PUBLIC, DATE & SEAL  
 REGISTRATION # \_\_\_\_\_

TAX PARCEL #060-A 9A(0.107± ACRES) APPEARS TO HAVE BEEN TAKEN IN BY THE HIGHWAY TAKE SHOWN ON SHEETS 5 AND 6 OF HIGHWAY PLAN NUMBER 11-060-1661-01 DATED AND REVISED 11-29-49.

**KNOW ALL MEN BY THESE PRESENTS TO WIT:**  
 THAT JERRY L. & VICKIE L. AKERS ARE THE OWNERS OF A 3.531 ACRE TRACT, A 0.901 ACRE TRACT, AND A 0.107 ACRE TRACT, BEING THE PROPERTY CONVEYED TO SAID OWNERS BY CHARLES LACY AKERS BY DEED DATED 9 JUNE, 2003 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF MONTGOMERY, VIRGINIA IN INSTRUMENT #200413052.  
 THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE PROPERTIES OF THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE.  
 WITNESS THE SIGNATURES AND SEALS OF SAID OWNERS:

JERRY L. AKERS - OWNER DATE \_\_\_\_\_  
 INSTRUMENT #200413052

VICKIE L. AKERS - OWNER DATE \_\_\_\_\_  
 INSTRUMENT #200413052



TAX #060-1-4A  
 PARCEL ID #021234  
 PROPERTY OF  
 QUEST SELF STORAGE LLC  
 D.B. 2012, PG. 10546

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERE TO ATTACHED ADMITTED TO RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TESTE: ERICA W. CONNER  
 CLERK

BY: \_\_\_\_\_  
 DEPUTY CLERK

**SOURCE OF TITLE:**  
 THE PARCELS AS SHOWN HEREON IS THE PROPERTY ACQUIRED BY JERRY L. & VICKIE L. AKERS BY DEED RECORDED IN INSTRUMENT #200413052 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST TO THE SUBJECT PROPERTY.  
 ALAN CLEMONS - L.S. DATE 11-14-19

**MONTGOMERY COUNTY NOTES:**  
 1. APPROVAL HEREOF BY THE MONTGOMERY COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTY SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.  
 2. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MONTGOMERY COUNTY.

APPROVED: \_\_\_\_\_  
 SUBDIVISION AGENT FOR MONTGOMERY COUNTY DATE \_\_\_\_\_

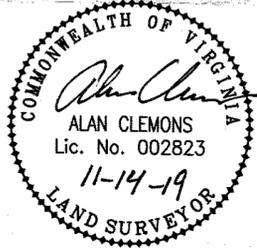
**LOTA**  
 3.115 ACRES  
 PPTID #060-A-8  
 PPPID #007526

ORIGINAL  
 TAX #060-A-8  
 PARCEL ID #007526  
 3.531 ACRES

**LOT B**  
 1.317 ACRES  
 PPTID #060-A-9  
 PPPID #007525

LINE #	DIRECTION	LENGTH
L1	N 47°04'00" E	126.00'
L2	N 61°29'30" E	100.40'
L3	N 69°44'00" E	197.40'
L4	S 4°51'00" W	52.60'
L5	S 33°41'20" W	16.56'
L6	S 27°01'20" W	48.56'
L7	N 54°19'50" W	7.62'
L8	N 47°35'00" W	74.60'
L9	S 42°36'12" E	136.94'
L10	S 51°37'47" W	32.00'
L11	S 41°43'40" E	63.47'

- LEGEND:**
- IRON FOUND
  - IRON SET
  - ⊙ DEEDED CORNER
  - ⊕ WELL
  - ⊖ CLEAN OUT
  - ⊗ UTILITY POLE
  - OHW- OVERHEAD WIRE
  - X- FENCE
  - ☆ LIGHT POLE
  - ⊙ SEWER MANHOLE



THIS PLAT IS BASED ON A PARTIAL CURRENT FIELD SURVEY. JERRY L. & VICKIE L. AKERS ARE THE OWNERS OF RECORD, SEE INSTRUMENT #200413052.

**PLAT OF PARTIAL SURVEY SHOWING BOUNDARY LINE RELOCATION AND VACATION FOR JERRY L. & VICKIE L. AKERS**

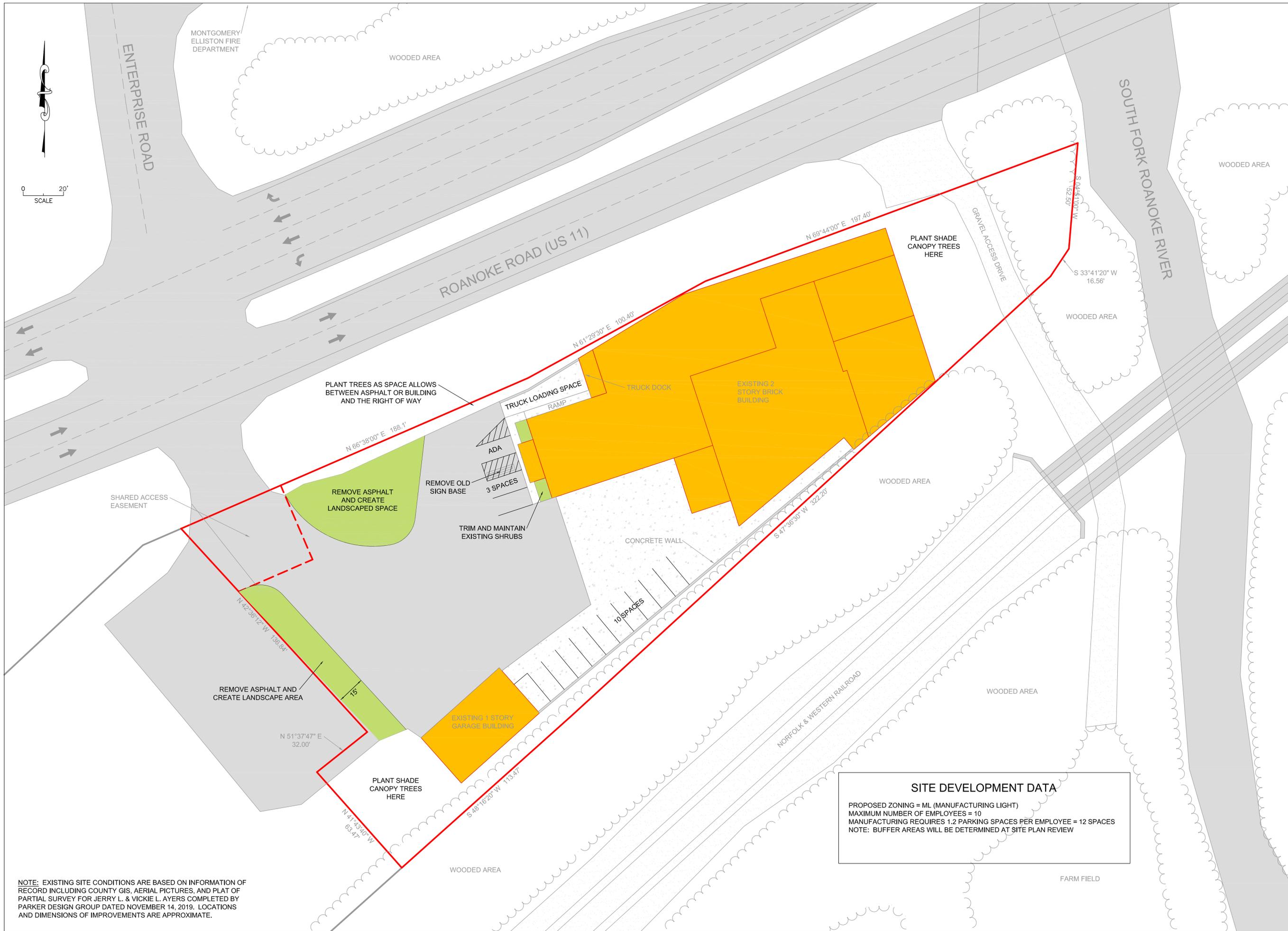
SHOWING DIVISION OF 060-A 8 (3.531 ACRES), 060-A 9 (0.901 ACRES), & 060-A 9 (0.107 ACRES) SITUATE ON ROANOKE ROAD CREATING HEREON LOT A (3.115 ACRES) AND LOT B (1.317 ACRES) ALLEGHANY MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA SCALE: 1"=60'

TAX #060-A 8, 060-A 9, & 060-A 9A DATE: 14 NOVEMBER, 2019  
 DRAWN: MAC N.B.: RAW DATA  
 CALC.: BDR, BKT W.O.: 19-0052:01

2122 Carolina Avenue, S.W.  
 Roanoke, Virginia 24014  
 Phone: 540-387-1153  
 Fax: 540-389-5767  
 www.parkerdg.com

**parker**  
 DESIGN GROUP  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

- GENERAL NOTES:**
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
  - THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONES "X-UNSHADED", "X-SHADED", "AE", AND "AE FLOODWAY", AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51121C0177C, EFFECTIVE DATE SEPTEMBER 25, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  - PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
  - PARCEL II AS DESCRIBED IN INSTRUMENT #2004013052 APPEARS TO HAVE BEEN CONSUMED BY HIGHWAY RIGHT-OF-WAY. SEE HIGHWAY P.B. 6, PG. 148
  - OWNERS ADDRESS AS OF DATE OF PLAT: 3114 MADTOM LANE, SALEM VA 24153
  - SUBJECT PROPERTIES ARE ZONED GENERAL BUSINESS - "GB"
  - THE STREETS AND/OR PRIVATE ACCESS EASEMENTS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS AND SHALL NOT BE MAINTAINED BY THE DEPARTMENT OF TRANSPORTATION OR THE COUNTY OF MONTGOMERY AND ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY OF VIRGINIA AND ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD
  - NO EVIDENCE OF ANY GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL WAS OBSERVED AT TIME OF SURVEY.



NOTE: EXISTING SITE CONDITIONS ARE BASED ON INFORMATION OF RECORD INCLUDING COUNTY GIS, AERIAL PICTURES, AND PLAT OF PARTIAL SURVEY FOR JERRY L. & VICKIE L. AYERS COMPLETED BY PARKER DESIGN GROUP DATED NOVEMBER 14, 2019. LOCATIONS AND DIMENSIONS OF IMPROVEMENTS ARE APPROXIMATE.

**SITE DEVELOPMENT DATA**  
 PROPOSED ZONING = ML (MANUFACTURING LIGHT)  
 MAXIMUM NUMBER OF EMPLOYEES = 10  
 MANUFACTURING REQUIRES 1.2 PARKING SPACES PER EMPLOYEE = 12 SPACES  
 NOTE: BUFFER AREAS WILL BE DETERMINED AT SITE PLAN REVIEW

#	REVISIONS	DATE
1	FOR REZONING APPLICATION	04/28/2020
2	FOR REZONING APPLICATION	05/29/2020

**CONCEPT PLAN**  
 FOR  
**KIDD MACHINE WORKS**  
 NATHAN KIDD, APPLICANT  
 JERRY L. & VICKIE L. AYERS, PROPERTY OWNERS  
 TAX PARCEL ID: 07525  
 10001 ROANOKE ROAD  
 MONTGOMERY COUNTY, VIRGINIA

**BRUSHY MOUNTAIN ENGINEERING, PLLC**  
 3553 Carvins Cove Road  
 Salem, VA 24153  
 (540) 526-6800  
 www.brushymtnengr.com



BME JOB #  
**20-002**  
 SHEET NAME  
**REZONE**  
 SHEET NUMBER  
**1 OF 1**

**RZ-2020-18391**

**PID(s): 025143**

**Tax Parcel(s): 067-10-2**

**Shawsville Magisterial District**

<b>Property Owners</b>	Jason and Indra McGrady
<b>Applicant/Agent</b>	Agent: Balzer and Associates, Inc.
<b>Request</b>	Rezoning of a 3.358 acre portion of a 5.295 acre parcel to Community Business (CB) plus a request for a Special Use Permit to construct a Contractor Services Establishment on the CB acreage
<b>Current Zoning</b>	Agricultural (A-1)
<b>Current Use</b>	Residential
<b>Acreage</b>	5.295
<b>Location</b>	<b>421 Jennelle Road, Blacksburg</b>
<b>Future Land Use</b>	Urban Expansion
<b>Brief Description</b>	The applicant is requesting to rezone a 3.358 portion of a 5.295 acre parcel to Community Business (CB) and a Special Use Permit to allow for the construction of a contractor service establishment. The existing access road and gravel parking area will be used for the proposed business office. A new building will be constructed to house the business office; with an existing metal building on the property utilized for storage. The property is/will remain served by private well and septic systems.
<b>Staff Planner(s)</b>	Justin D. Sanders
<b>Anticipated Timeline</b>	<ul style="list-style-type: none"> <li>• Site Visit: *See below</li> <li>• PC Hearing: July 15, 2020</li> <li>• BOS Hearing: August 10, 2020 (Tentative)</li> </ul>
<b>PC Action Required</b>	At June 17, 2020 meeting, authorize staff to schedule the public hearing for July 15, 2020 pending complete application.

\* A formal site visit will not be scheduled for this request due to COVID-19 recommendations. Staff encourages all Planning Commissioners to visit/drive by the property if you are not familiar with the site. The owner has been notified that commission members may visit the site prior to the June 17<sup>th</sup> meeting.





## Rezoning Application Form

### Rezoning, Conditional Zoning, Proffer Amendment

### Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

**Application Request:** (Please check one)  Conditional Rezoning     Rezoning     Amend Proffers

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

Owner of Record (attach separate page for add'l owners): Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: jason@mcgradylambertelectric.com

Applicant Name:    Owner    Contract Purchaser/Lessee Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: jason@mcgradylambertelectric.com

Representative Name and Company: Steve Semones - Balzer and Associates, Inc.	Address: 80 College Street Suite H Christiansburg, VA 24073
Telephone: 540-381-4290	Email: ssemones@balzer.cc

**Property Description:**

Location or Address: (Describe in relation to nearest intersection) 421 Jennelle Road		
Parcel ID Number(s): <b>025143</b>	Acreage: <b>3.295</b>	Existing Zoning: A1
Comprehensive Plan Designation: Urban Expansion	Existing Use: RESIDENTIAL	

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

Proposed Zoning (Include Acreage): COMMUNITY BUSINESS CB ON 3.358 ACRES
Proposed Use: CONTRACTORS SERVICE ESTABLISHMENT

*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.*

Owner 1 Signature	5/26/2020 Date
Owner 2 Signature (for add'l owners please attach separate sheet)	5/26/2020 Date
Applicant Signature	5/26/2020 Date
Representative/Agent Signature	5/26/20 Date



## Special Use Permit Application Form

Montgomery County, Virginia  
 755 Roanoke St. Suite 2A, Christiansburg, VA 24073;  
 540-394-2148; [mcplan@montgomerycountyva.gov](mailto:mcplan@montgomerycountyva.gov)

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

Owner of Record (attach separate page for add'l owners): Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: <a href="mailto:jason@mcgradylambertelectric.com">jason@mcgradylambertelectric.com</a>
Applicant Name: Owner Contract Purchaser/Lessee Jason and Indra McGrady	Address: 401 Deercroft Drive Blacksburg, VA 24060
Telephone: 540-375-7112	Email: <a href="mailto:jason@mcgradylambertelectric.com">jason@mcgradylambertelectric.com</a>
Representative Name and Company: Steve Semones - Balzer and Associates, Inc.	Address: 80 College Street Suite H Christiansburg, VA 24073
Telephone: 540-381-4290	Email: <a href="mailto:ssemones@balzer.cc">ssemones@balzer.cc</a>

**Property Description:**

Location or Address: <i>(Describe in relation to nearest intersection)</i> 421 Jennelle Road		
Parcel ID Number(s): 025143	Acreage: 5.295	Existing Zoning: A1
Comprehensive Plan Designation: Urban Expansion	Existing Use: RESIDENTIAL	

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

Proposed Use(s) including acreage: SUP for a Contractors Service Establishment on 3.358 acres proposed for Community Business rezoning.
--

*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.*

	5/26/2020
Owner 1 Signature	Date
	5/26/2020
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
	5/26/2020
Applicant Signature	Date
	5/26/2020
Representative/Agent Signature	Date

**REZONING APPLICATION &  
SPECIAL USE PERMIT  
FOR**

**McGRADY-LAMBERT  
ELECTRIC**

**TAX PARCEL #067-10 2**

**May 26, 2020**

**PREPARED FOR: JASON A. & INDRA G. McGRADY (Owners)  
401 DEERCROFT DRIVE  
BLACKSBURG, VA 24060**

**PREPARED BY: BALZER & ASSOCIATES, INC.  
80 COLLEGE STREET SUITE H  
CHRISTIANSBURG, VA 24073**

**JASON A. & INDRA G. McGRADY  
McGRADY-LAMBERT ELECTRIC  
COMPREHENSIVE PLAN JUSTIFICATION**

**Property and Project Description**

The property described in the Rezoning application is currently zoned Agriculture A1. The property is 5.295 acres in area and currently has one single-family detached structure on it. It also has three accessory buildings: one small shed and a pole barn near the existing home and a larger metal building towards the rear of the property. The proposed rezoning request is to rezone 3.358 acres of the 5.295 acres from A1 to Community Business CB. The new use will use will occupy this 3.358 acres which will also include the metal building at the rear of the property. The proposal also requests a Special Use Permit for Contractors Service Establishment in the Community Business zoning district. The existing house and remaining 1.937 acres will maintain the A1 zoning designation. The breakdown of the proposed parcels is as follows:

- 1) Parent Parcel as shown on attached Existing Conditions Sheet Z1  
Tax Map ID# 067-10-2 & Parcel ID# 025143  
Existing Acreage: 5.295  
Current Address: 421 Jennelle Road  
Existing Zoning Designation: Agriculture A1  
Future Land Use Designation: Urban Expansion
  
- 2) Proposed New Parcel 1 on the attached Master Plan Sheet Z2  
Proposed Acreage after Subdivision: 1.937 Acres  
Proposed Address: 421 Jennelle Road  
Existing Use: Single-Family Residential  
Proposed Use: Single-Family Residential  
Existing Zoning Designation: Agriculture A1  
Proposed Zoning Designation: Agriculture A1
  
- 3) Proposed New Parcel 2 on the attached Master Plan Sheet Z2  
Proposed Acreage after Subdivision: 3.358 Acres  
Proposed Address: 425 Jennelle Road  
Existing Use: Portion of Single-Family Residential lot  
Proposed Use: Contractor Service Establishment  
Existing Zoning Designation: Agriculture A1  
Proposed Zoning Designation: Community Business CB

The project proposes a new office location for McGrady Lambert Electric. McGrady Lambert is a well-respected electrical contractor that performs work primarily in Montgomery and Roanoke County. Currently, their main office is in Salem and they wish to relocate to Montgomery County as much of their office staff resides in Montgomery County. Mr. McGrady currently owns the property in question and constructed a single-family house on it in 2013 and the metal building in 2017. If

approved, a new office building would be constructed at the rear of the subject parcel near the existing metal building. The existing access road and gravel parking area would remain as the access for the new office. The office building itself is proposed to be a two story structure with a total of approximately 2,160 square feet. The existing metal building will be used for indoor storage and is approximately 1,204 square feet in area. No outdoor storage would be allowed, nor is proposed, with this application.

According to the Ordinance, “(t)he Community Business, CB district is intended to create locations in the county for the provisions of nonintensive and small-scale commercial services to the rural communities, residential transition, village, village expansion, or urban expansion designated in the comprehensive plan. Such locations shall be designated principally along the secondary road system where they are in the best interest of promoting community life and reducing travel costs. The scale and character of uses shall be compatible with crossroads settlement and village locations. Lighting, hours of operation and other characteristics shall respect neighboring uses and community character.

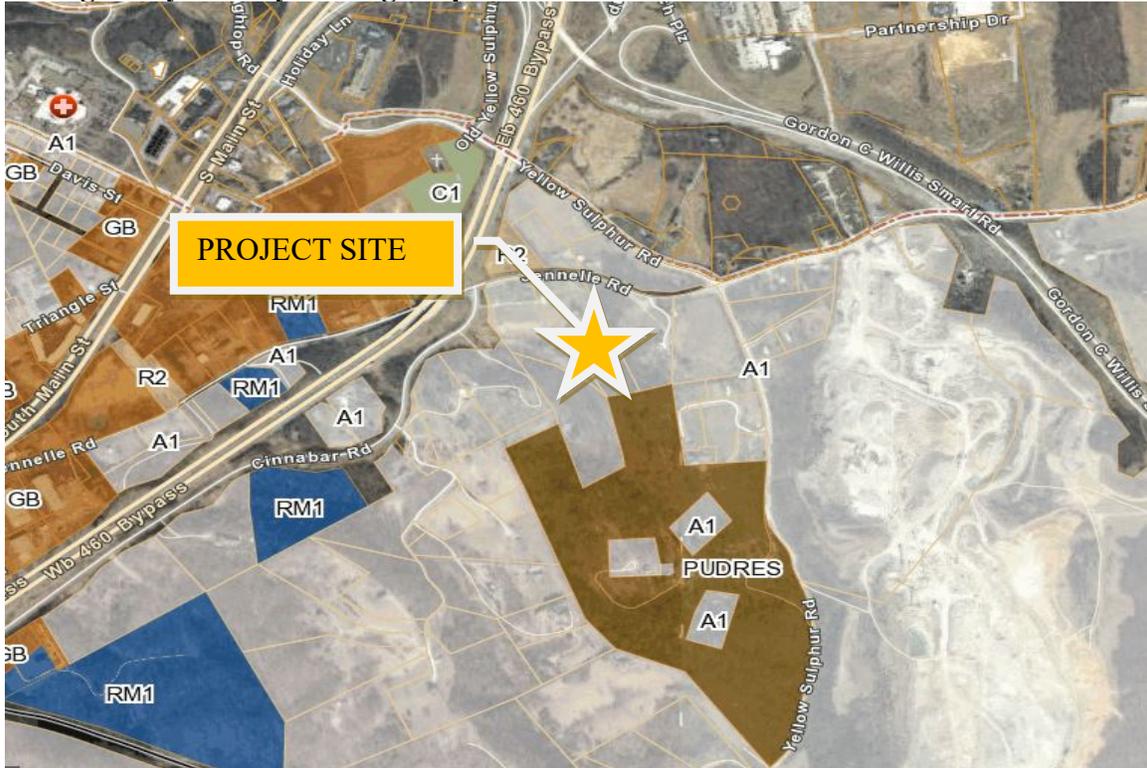
Activities in CB districts shall have limited traffic and other impacts on uses in other districts through proper location at street intersections, preference for locations adjoining existing nonresidential uses and zoning, and provision of space and physical buffers as prescribed. Areas designated for use in the comprehensive plan are best suited for rezoning to this district.

Qualifying lands. Lands qualifying for inclusion in the district shall be those within the current CB district on the date of adoption, or other lands within areas mapped as rural communities, residential transition, village, village expansion, or urban expansion in the comprehensive plan which are served by or planned for connections to public sewer and water.”

While a Contractors Service Establishment is not a residential use, it is allowed by Special Use Permit in the Community Business zoning district. This is due to the minimal impact nature of this use. It is a very low impact use for a number of reasons. The first reason is that it produces a very low traffic demand. According to Mr. McGrady, there will only be 3-4 people at the office on a daily basis. Those employees are office staff performing typical office and managerial duties. The field employees do not come to the office but rather report to their project site. They are allowed to take their work trucks home thus there is no need for employees to come to the office and switch vehicles in the morning and afternoon. This drastically reduces the amount of trips generated by the proposed use, which is very low anyway based on the ITE Trip Generation manual described later in this application. A second reason is that based on the location of the office and storage building being located at the back of the property, the visual impact of this commercial use is minimal. The existing vegetation on the property and adjacent properties will also provide screening in addition to what is required by the zoning ordinance.

The attached rezoning exhibit labeled Z2 shows the Master Plan layout and designates the building areas, parking areas, proposed septic area and remaining open space. If approved, the property would be subdivided along the proposed zoning line in accordance with County requirements and in conjunction with the required site plan submittals.

### Montgomery County Zoning Map



## Montgomery County Future Landuse Map



The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) ***PLU 1.8 Urban Expansion Areas*** – The development is located within an area designated Urban Expansion. Community Business zoning is an appropriate zoning district within the Urban Expansion area.
- 2) ***PLU 1.8.4.e Urban Expansion Area Community Design*** – The development is compatible with development within the corporate limits.
- 3) ***PLU 1.8.5 Urban Expansion Area Facilities and Utilities***– Currently, public water and sewer facilities are not accessible for the subject property. However, the property and project could connect to public water and sewer in the future.
- 4) ***PLU 1.9 Focused Growth Targets*** – By developing this property, it meets the County’s focus to target 80% of future development within the designated Expansion areas.
- 5) ***PLU 2.1.a Location*** – The development is located within an area designated Urban Expansion.
- 6) ***PLU 2.1.b Road Access*** – The property has safe access from a public road.
- 7) ***PLU 2.1.g Buffers*** – The development will have buffers along all uses with lower intensities.
- 8) ***TRN 1.4 Connectivity and Access Management*** – The development’s access point provides a safe and orderly low volume commercial entrance.

- 9) ***ENV 1.5 Water Quality*** – The development will utilize BMP's to protect water quality.
- 10) ***ENV 3.2.4 Maintaining Water Quality*** – The development will minimize any negative effect on water quality.
- 11) ***ENV 3.3 Individual Septic System*** – Any new septic system will be sited, designed and installed by professionals to ensure compliance with all regulations.
- 12) ***ENV 6.5 Stormwater Management*** – The proposed development will maintain existing drainage patterns for stormwater management.
- 13) ***ENV 7.0 Stormwater and Erosion Control*** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.

### **Water & Sewer Service**

The proposed rezoning area is on the south side of Jennelle Road and approximately 920 feet west of the new Corporate Limit of the Town of Blacksburg at the intersection of Yellow Sulphur Road and Jennelle Road. The Montgomery County PSA does not have any public water or sewer facilities along the property frontage of Jennelle Road. As the proposed rezoning area is a small contractors office facility, only two restrooms are proposed so very little water or sewer service is required/needed. Typically, there are only 3-4 people in the office throughout the course of a normal workday. Thus, the office will be adequately served by private well and septic systems. Those facilities would be permitted and approved at a later time through the County subdivision process. The existing drainfield serving the house has been located and is shown on the zoning drawings. A Soil evaluation company has also designated the location of an appropriately sized drainfield for the proposed use which to is shown on the rezoning drawings.

### **Roads**

The proposed development conceptual plan shows the location of the existing entrance that will be used for the proposed use. This entrance is approximately 490' east of the intersection of Jennelle Road and Cinnabar Road and approximately 640' west of the intersection of Jennelle Road and VJ Drive. Based on the limited amount of traffic projected from the proposed project, VDOT has indicated that this will be considered a low volume commercial entrance. It is also anticipated that no turn lanes into this commercial use are warranted or proposed. All access aisles and parking areas internal to the project will be private and will not be dedicated as public right of way. This development will be the only use utilizing this entrance location. The existing house on the parent parcel has a separate driveway that is located off of Cinnabar Road and is shared with the single-family house at 411 Jennelle Road.

Upon review of the ITE Trip Generation manual-10<sup>th</sup> Edition, the project is expected to generate the following additional vehicle trips.

Use	ITE Code	SF/Units	Daily	AM Hour	PM Hour	AM In	AM Out	PM In	PM Out
Specialty Trade Contractor	180	3,364 sf	34	6	3	4	2	2	5
<b>TOTAL</b>			<b>34</b>	<b>6</b>	<b>7</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>5</b>

As the project is only anticipated to produce 34 daily trips, it does not meet the threshold to require a VDOT 527 Traffic Impact Analysis. Jennelle Road is a 35-mph road and is classified as a Rural Major Collector Road. It has approximately 1,100 trips per day using it. Upon review of the opposing traffic and proposed trip generation, no right turn or left turn lanes are warranted on Jennelle Road. Per previous discussions with VDOT and Montgomery County staff, there are no noted transportation or traffic issues along the project route other than limited sight distances along certain portions of Jennelle Road. As such, no additional street improvements are proposed or required with this development.

### **Water Quality & Stormwater Management Standards**

The original parcel area is 5.295 acres. The subject parcel site area will be approximately 3.358 acres after it has been subdivided. The overall property currently drains naturally in a sheet flow condition to the west towards a large natural swale offsite and then into Wilson Creek. There are some upstream offsite areas that also drain through this property. The total drainage area coming through and off this site is approximately 11 acres. The larger drainage area continues to flow into Wilson Creek as it moves south picking up various tributaries along the way. As development occurs and impervious areas increase on the project site, stormwater management will be required to control the increased water flows as they move offsite to this tributary. The stormwater management facility would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development and designed to reduce the amount of post development runoff. It is anticipated that water quality requirements for the project will be achieved through the purchase of nutrient credits. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10 Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates. Downstream adequacy will also be addressed with the overall stormwater management plan to ensure areas downstream of the project site do not see increased flooding or erosion. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

### **Project Phasing**

The development of the project is planned to be designed and approved at one time. Construction of the required stormwater management, access road and entrance improvements, site grading, parking areas and building construction are planned to occur in one phase. The subdivision plat required to create the new lot for the office use shall be prepared concurrently with the site plan approval process. All subdivided lots will meet the requirements stated within this rezoning application and the Montgomery County Zoning Ordinance and Subdivision Ordinance as applicable.

### **Property Maintenance**

The property owners shall be responsible for maintenance of the property. A management company may be contracted with which would oversee exterior maintenance required for the parking area, office building, stormwater management, and overall lawn maintenance.

A dumpster is proposed for the project and will be screened as required per Montgomery County code.

### **Landscaping/Buffering**

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The subject property for the contractor service establishment use would be classified as Land Use Group 6. Based on this Land Use Group 6 designation, a Type 2 buffer would be required on the north side of the property adjacent to Jennelle Road which is a Collector Road. The southern, eastern and western property lines would require a Type 4 buffer as the adjacent uses are single family residential. Final landscape plans will be developed during the site plan process and based on existing conditions, some of the existing vegetation may be able to count towards the required plantings within the buffer yards.

### **Public School Impacts**

As the property is being requested to be rezoned for a commercial use, the project will not have any impacts on the public-school system.

Parcel ID Number: \_\_\_\_\_

Board of Supervisors Ordinance No: \_\_\_\_\_

This document prepared by: Martin M. McMahon, County Attorney

755 Roanoke Street, Suite 2E

Christiansburg, VA 24073

*Exempted from recordation taxes and fees under Sections 58.1-811, 17.1-279(E)*

## Voluntary Proffer Statement Form

Date (include revision dates): May 26, 2020

Applicant Name: Jason & Indra McGrady

Owner(s) Name: Jason & Indra McGrady

Applicant Address: 401 Deercroft Drive

Owner Address: 401 Deercroft Drive

Blacksburg, VA 24060

Blacksburg, VA 24060

Project Name: McGRADY-LAMBERT ELECTRIC Property Description: THREE PARCELS WEST OF FLEET WAY. ONE VACANT PARCEL, THE BUG SHOP AND ONE SINGLE FAMILY RESIDENTIAL STRUCTURE.

Magisterial District: SHAWSVILLE Parcel ID Number(s): 025143

Current Zoning District: A1 Requested Zoning District(s): CB

The applicants and owners voluntarily and without any requirement by or exaction from Montgomery County or its governing body, hereby proffer the following conditions, acknowledging that the proposed proffers are voluntary, reasonable, specifically attributable to the proposed new residential development or other residential use (including applications for new residential rezoning with a residential component of a mixed use zoning):

- 1) *Property shall be developed in general conformance with the master plan by Balzer and Associates, Inc. depicted on Sheet Z2 dated May 26, 2020.*
- 2) *The proposed office building shall be constructed in general conformance with the rendering provided within the application dated May 26, 2020.*

The applicants and owners hereby affirm and acknowledge the following:

- This proffer statement supersedes any and all previously submitted proffers.
- All such conditions are in conformity with the County's Comprehensive Plan.
- Neither the County staff, the Planning Commission, the Board of Supervisors, nor any of its officers, employees, or agents suggested, requested or accepted an unreasonable proffer as defined by state law.
- Montgomery County is in no way obligated to rezone the subject property; however, in the event the property is rezoned, the conditions proffered shall continue in full force and effect unless or until they are modified by subsequent amendment to the zoning ordinance; and that the applicants and owners, their heirs, personal representatives, assigns, grantees, and other successors in interest or title, shall not be released from the responsibility of fulfilling each of the enumerated conditions by virtue of any variance or other change in or to the zoning ordinance.
- If any proffer attached to this rezoning is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such proffer shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining proffers in this rezoning, it being the intent that this proffer statement shall stand, notwithstanding the invalidity of any proffer hereof.

WITNESS the following signature(s):

**Applicant/Owner Name:** \_\_\_\_\_

Title and/or Company: \_\_\_\_\_

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by  
\_\_\_\_\_.”

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**Applicant/Owner Name:** \_\_\_\_\_

Title and/or Company: \_\_\_\_\_

Signature: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

“The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by  
\_\_\_\_\_.”

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

PROPOSED OFFICE PERSPECTIVE





**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg

[www.balzer.cc](http://www.balzer.cc)

80 College Street  
 Suite H  
 Christiansburg, VA 24073  
 540.381.4290

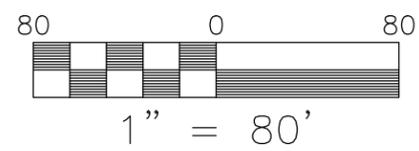
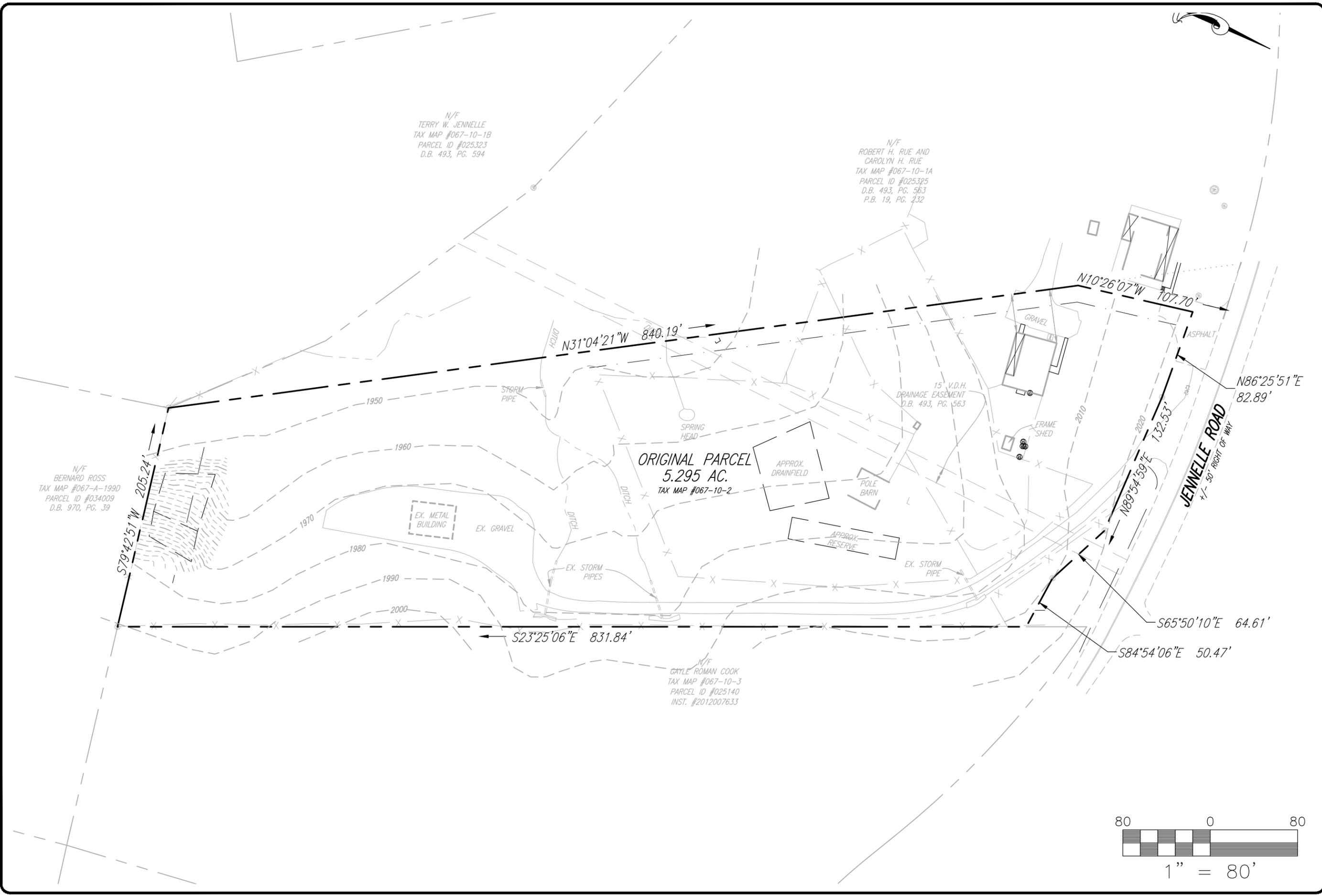
**McGRADY LAMBERT ELECTRIC**  
 REZONING AND SPECIAL USE PERMIT  
 EXISTING CONDITIONS

SHAWVILLE MAGISTERIAL DISTRICT  
 CHRISTIANSBURG, VIRGINIA 24073

DATE 5/26/2020  
 SCALE 1" = 100'  
 REVISIONS

**Z1**

PROJECT NO 24200022.00



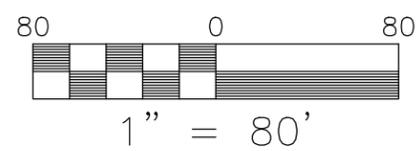
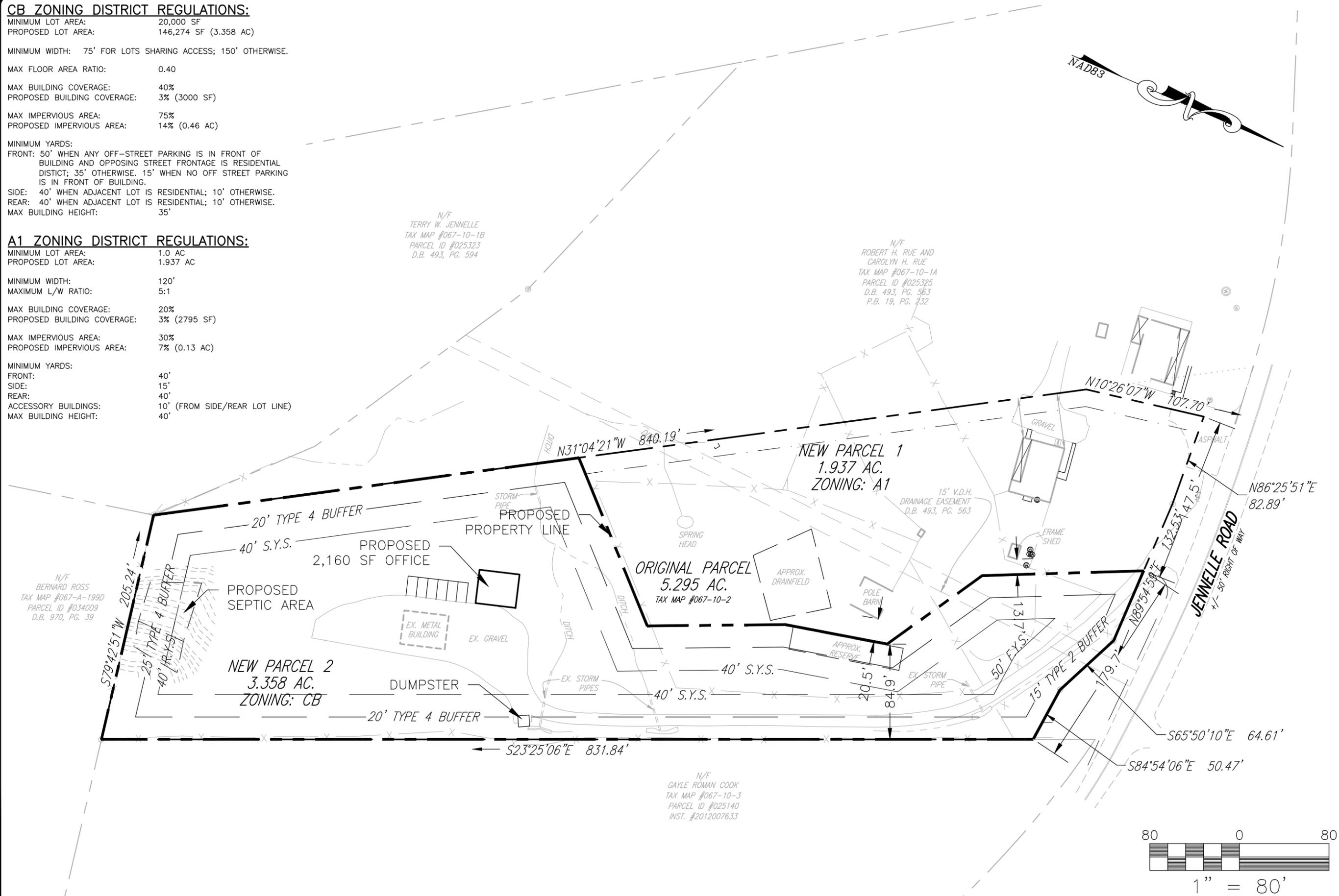
**CB ZONING DISTRICT REGULATIONS:**

MINIMUM LOT AREA: 20,000 SF  
 PROPOSED LOT AREA: 146,274 SF (3.358 AC)  
 MINIMUM WIDTH: 75' FOR LOTS SHARING ACCESS; 150' OTHERWISE.  
 MAX FLOOR AREA RATIO: 0.40  
 MAX BUILDING COVERAGE: 40%  
 PROPOSED BUILDING COVERAGE: 3% (3000 SF)  
 MAX IMPERVIOUS AREA: 75%  
 PROPOSED IMPERVIOUS AREA: 14% (0.46 AC)

MINIMUM YARDS:  
 FRONT: 50' WHEN ANY OFF-STREET PARKING IS IN FRONT OF BUILDING AND OPPOSING STREET FRONTAGE IS RESIDENTIAL DISTRICT; 35' OTHERWISE. 15' WHEN NO OFF STREET PARKING IS IN FRONT OF BUILDING.  
 SIDE: 40' WHEN ADJACENT LOT IS RESIDENTIAL; 10' OTHERWISE.  
 REAR: 40' WHEN ADJACENT LOT IS RESIDENTIAL; 10' OTHERWISE.  
 MAX BUILDING HEIGHT: 35'

**A1 ZONING DISTRICT REGULATIONS:**

MINIMUM LOT AREA: 1.0 AC  
 PROPOSED LOT AREA: 1.937 AC  
 MINIMUM WIDTH: 120'  
 MAXIMUM L/W RATIO: 5:1  
 MAX BUILDING COVERAGE: 20%  
 PROPOSED BUILDING COVERAGE: 3% (2795 SF)  
 MAX IMPERVIOUS AREA: 30%  
 PROPOSED IMPERVIOUS AREA: 7% (0.13 AC)  
 MINIMUM YARDS:  
 FRONT: 40'  
 SIDE: 15'  
 REAR: 40'  
 ACCESSORY BUILDINGS: 10' (FROM SIDE/REAR LOT LINE)  
 MAX BUILDING HEIGHT: 40'



**BALZER & ASSOCIATES**  
 PLANNERS / ARCHITECTS  
 ENGINEERS / SURVEYORS

Roanoke / Richmond  
 New River Valley / Staunton  
 Harrisonburg / Lynchburg

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**McGRADY LAMBERT ELECTRIC**  
 REZONING AND SPECIAL USE PERMIT  
 MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT  
 CHRISTIANSBURG, VIRGINIA 24073

DATE: 5/26/2020  
 SCALE: 1" = 80'  
 REVISIONS:

**Z2**

PROJECT NO 24200022.00