

OAK FOREST MOBILE HOME PARK

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
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Oak Forest Mobile Home Park

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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

Contact Person: Owner Contract Purchaser Other (Agent)

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

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.

- 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:**

Applicant's Signature/Printed Name

Date

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

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): 66 -(A)-99	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

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.

l) 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

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.

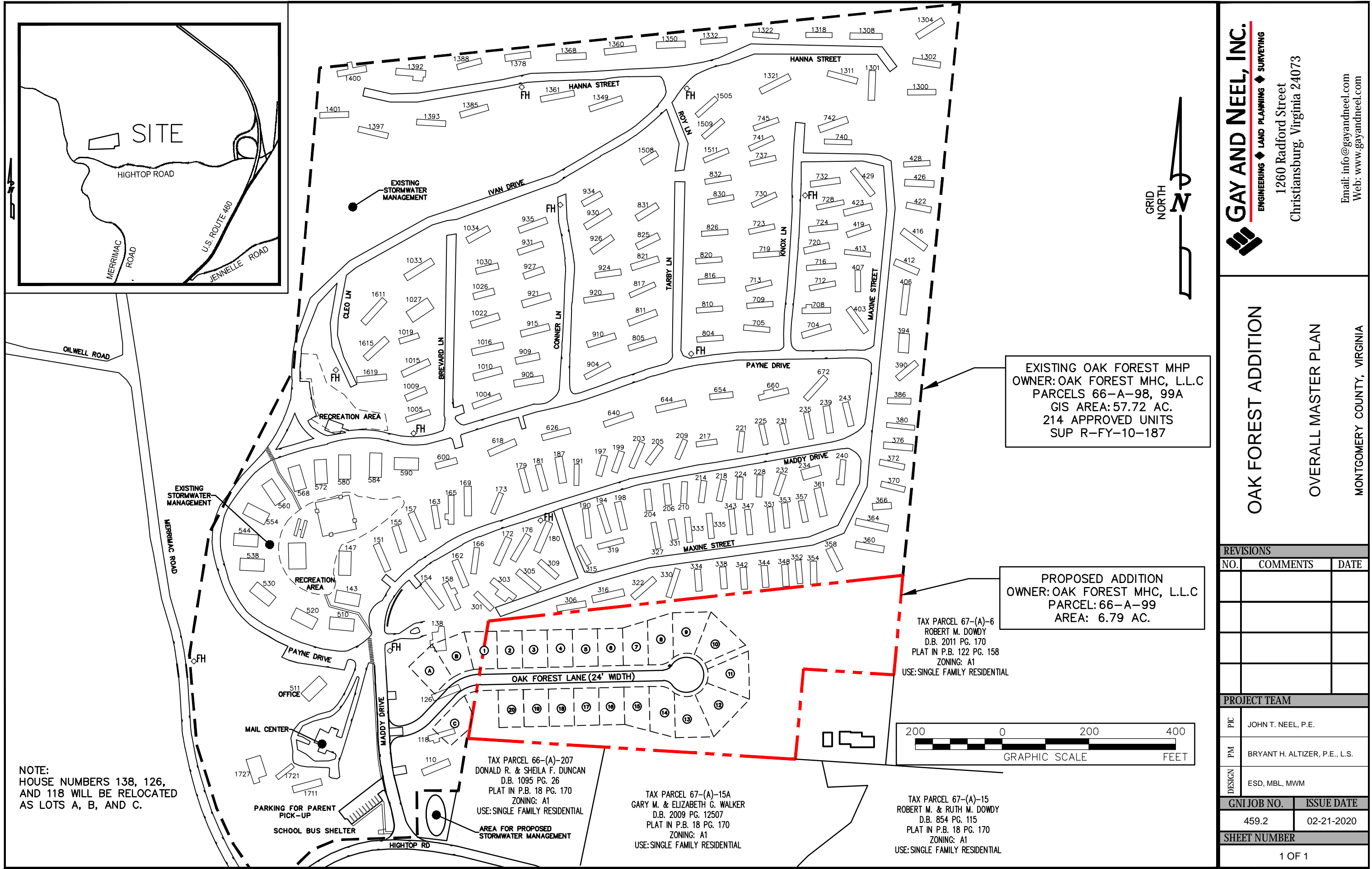
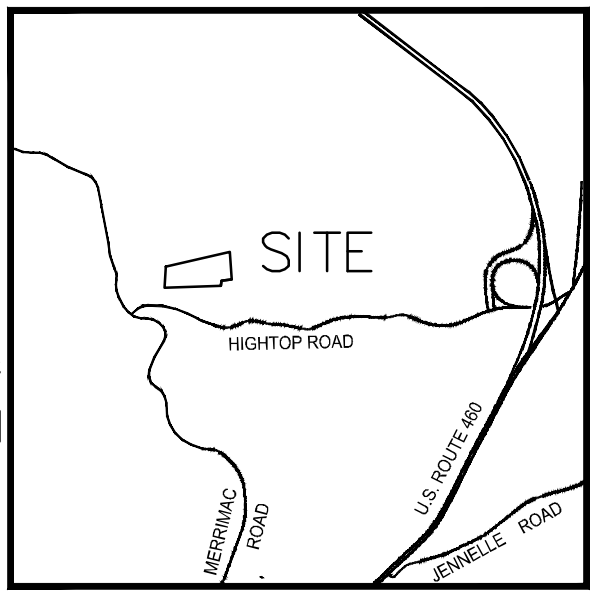
Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.

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

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

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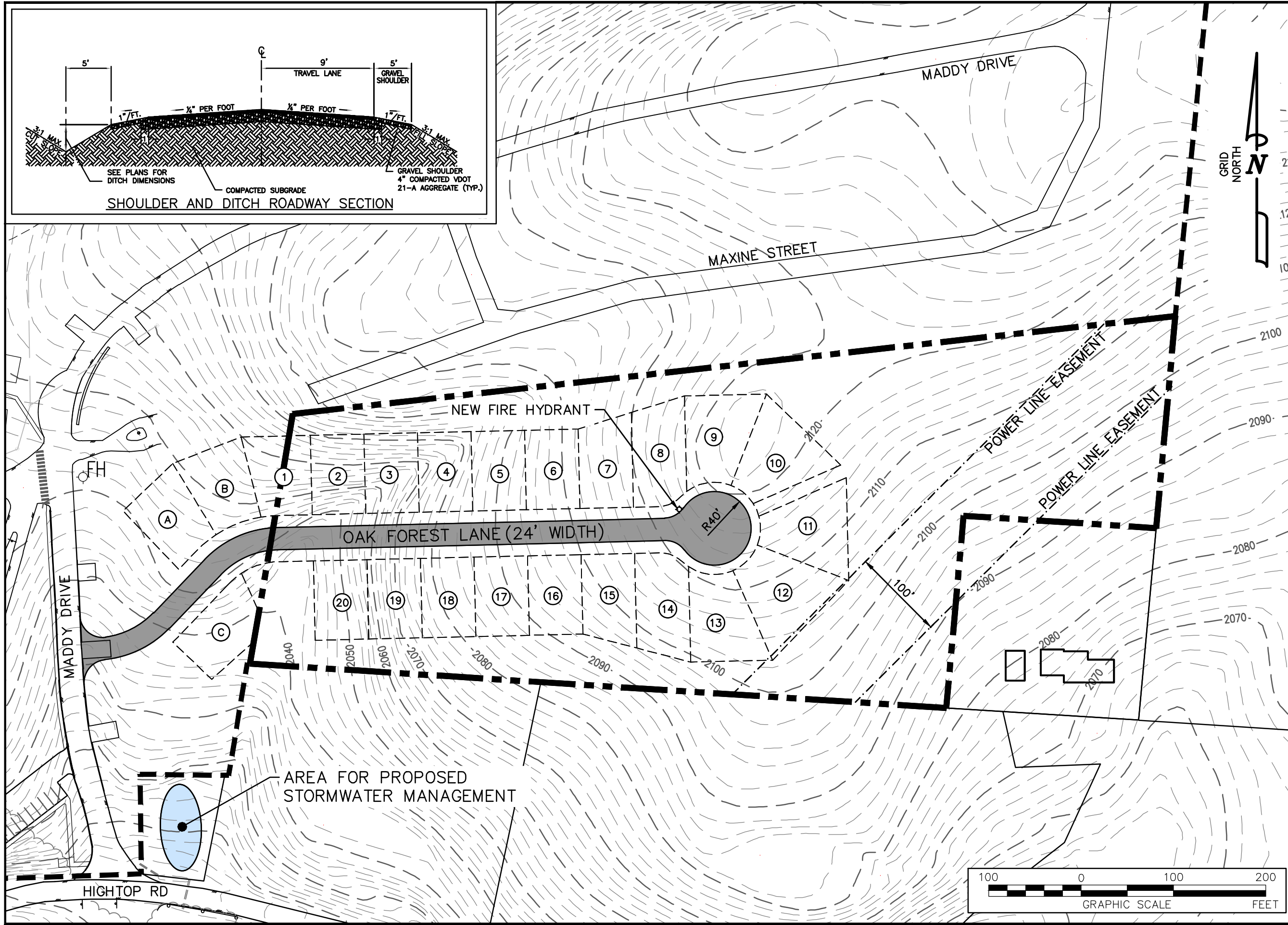
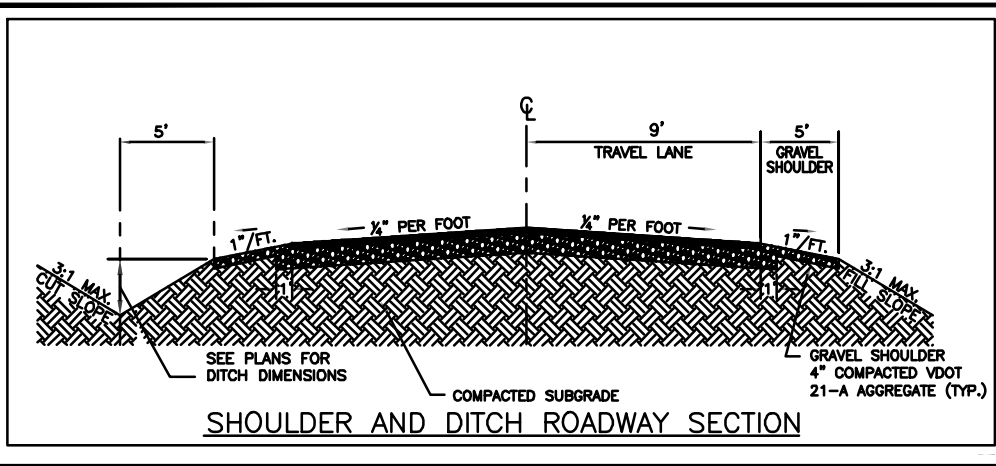
OAK FOREST ADDITION
 OVERALL MASTER PLAN
 MONTGOMERY COUNTY, VIRGINIA

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



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 1260 Radford Street
 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
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OAK FOREST ADDITION
 CONCEPTUAL SITE PLAN
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

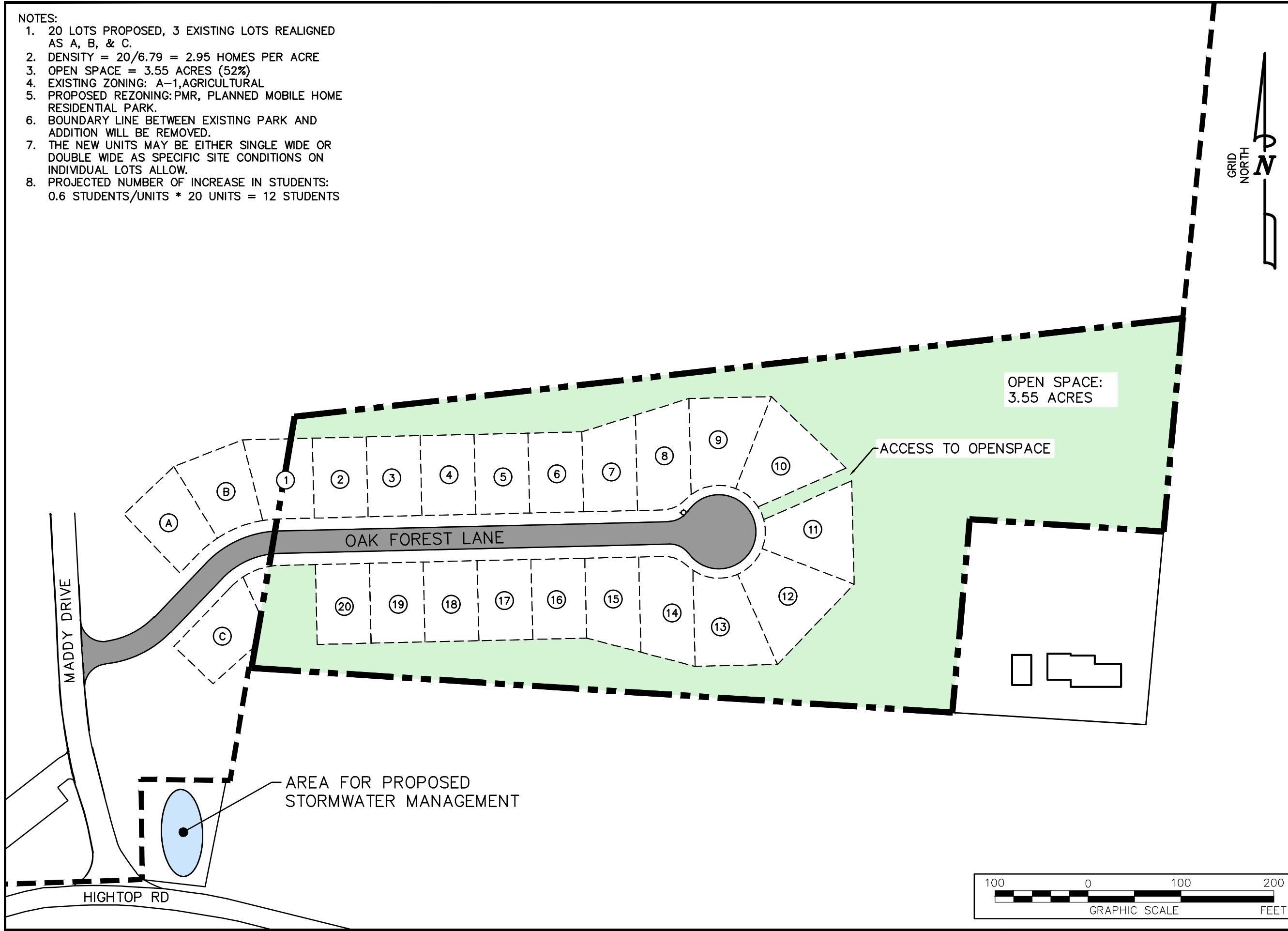
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NOTES:

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



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 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

SPECIAL USE PERMIT

Located in:

Montgomery County, Virginia

Project Number: 459.2

Date: December 2, 2019

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Oak Forest Mobile Home Park

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SPECIAL USE PERMIT APPLICATION
COMPREHENSIVE PLAN JUSTIFICATION
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Oak Forest Mobile Home Park

SPECIAL USE PERMIT APPLICATION



Special Use Permit Application Checklist

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

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

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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:** _____

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- Other:**

Applicant's Signature/Printed Name

Date

Staff Signature (Planning)

Date

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Special Use Permit Application Form

Montgomery County, Virginia

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540-394-2148; 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: info@gayandneel.com

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

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.

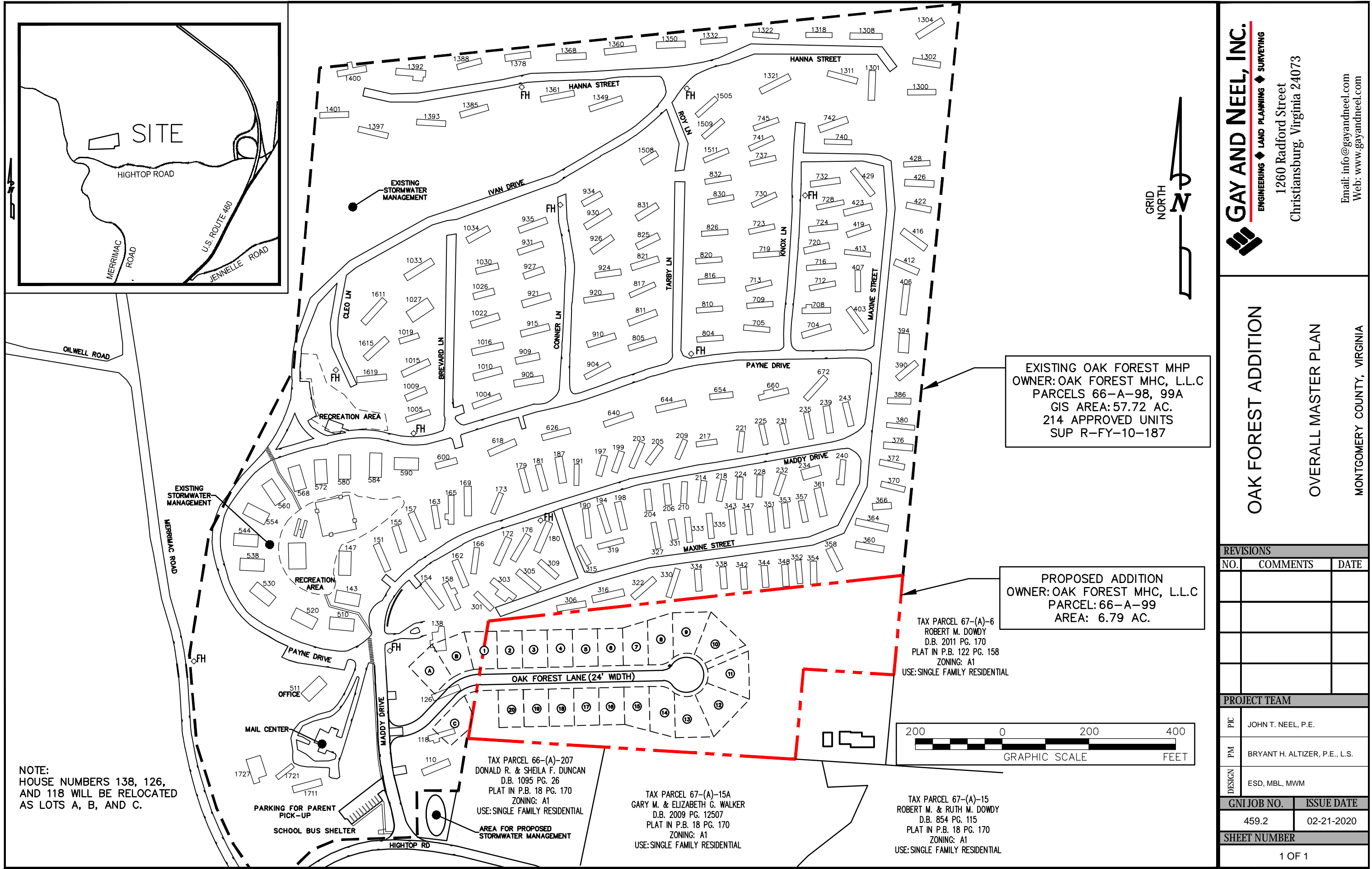
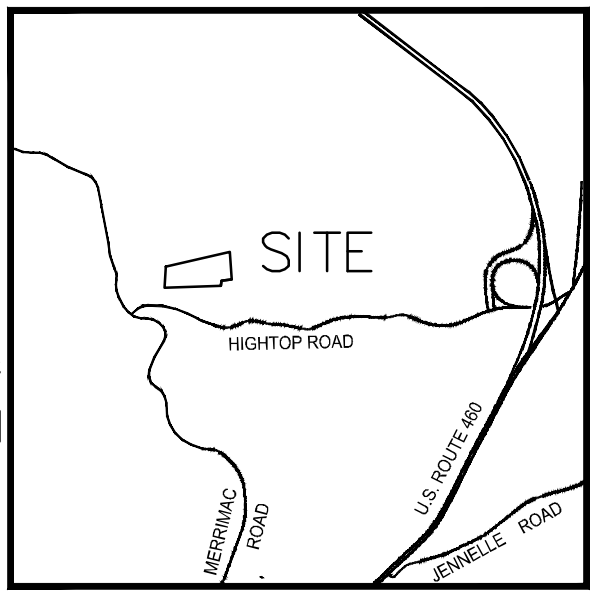
Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.

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

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.
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 1260 Radford Street
 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
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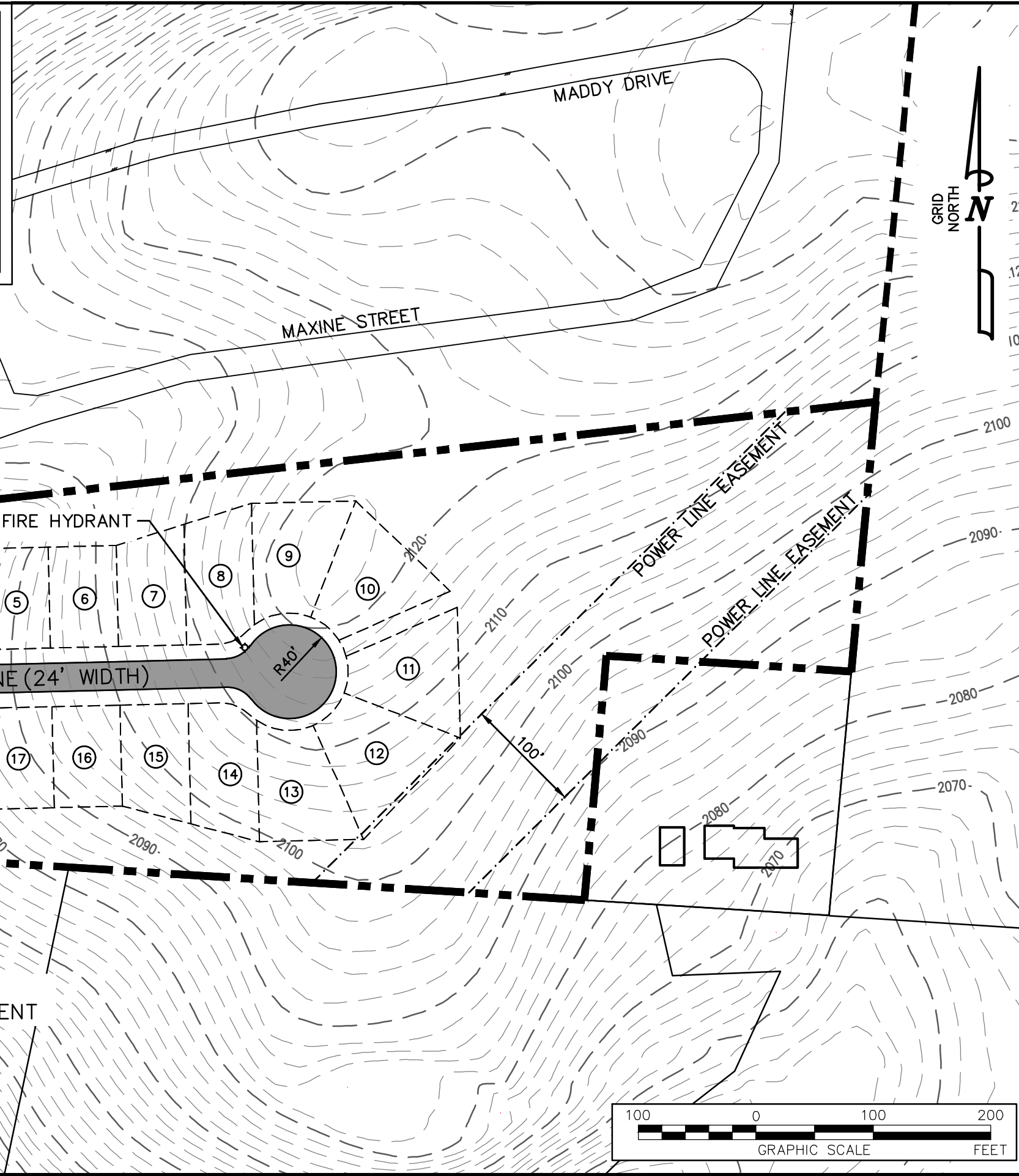
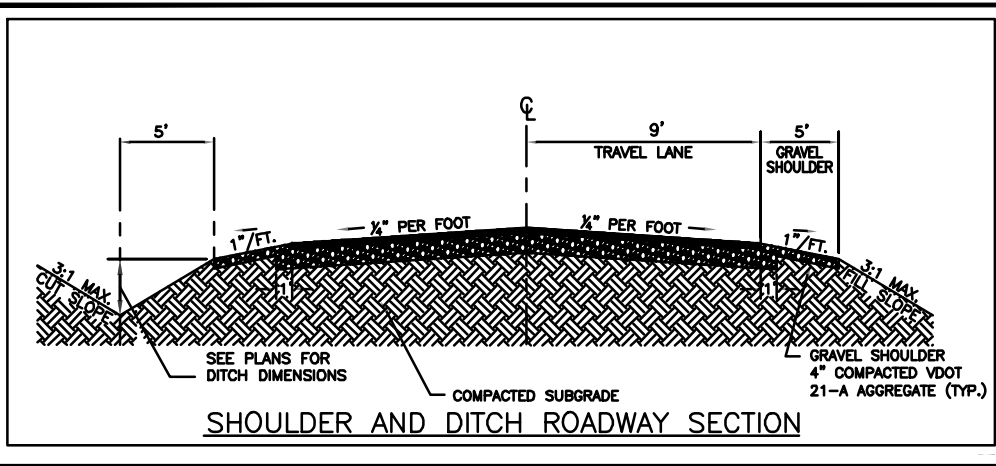
OAK FOREST ADDITION
 OVERALL MASTER PLAN
 MONTGOMERY COUNTY, VIRGINIA

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

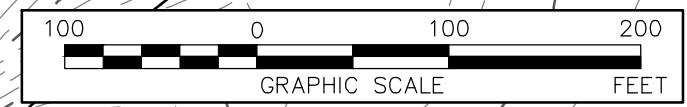
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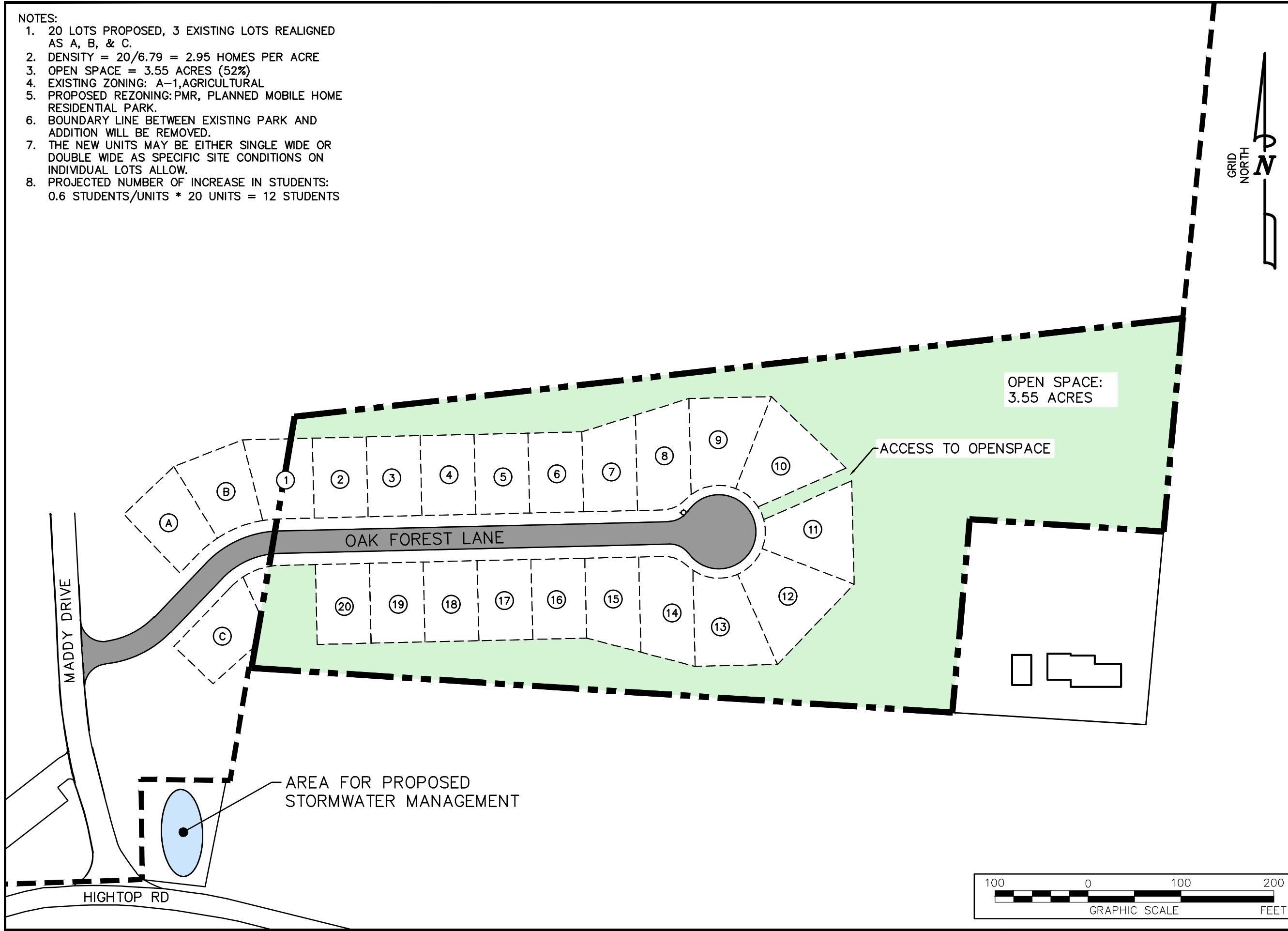
SHEET NUMBER

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



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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
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