



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): NORTHSTAR CHURCH	Address: 3929 PRICES FORK ROAD
Telephone: 540-443-0099	Email: 31brian@msn.com

Applicant Name: Owner Contract Purchaser/Lessee NORTHSTAR CHURCH	Address: 3929 PRICES FORK ROAD
Telephone: 540-443-0099	Email: 31brian@msn.com

Representative Name and Company: STEVE SEMONES-BALZER & ASSOCIATES	Address: 80 COLLEGE STREET SUITE H CHRISTIANSBURG
Telephone: 540-381-4290	Email: SSEMONES@BALZER.CC

Property Description:

Location or Address: (Describe in relation to nearest intersection) 3929 PRICES FORK ROAD		
Parcel ID Number(s): 210174	Acreage: 10	Existing Zoning: A
Comprehensive Plan Designation: VILLAGE EXPANSION	Existing Use: CHURCH	

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

Proposed Zoning (Include Acreage): COMMUNITY BUSINESS CB - 10 ACRES
Proposed Use: CHURCH

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.

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title with the entity and provide documentation clarifying your authority to sign on behalf of the entity.

Mr. David Shuf, Director 25 Feb, 2025
Owner 1 Signature Date

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

SAE AS OWNER
Applicant Signature Date

[Signature] 2/21/25
Representative/Agent Signature Date

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): March 3, 2025

Applicant Name: Northstar Church

Owner(s) Name: Northstar Church

Applicant Address: 3929 Prices Fork Road

Owner Address: 3929 Prices Fork Road

Blacksburg, VA 24060

Blacksburg, VA 24060

Project Name: NORTHSTAR CHURCH REZONING

Property Description: LOCATED AT 3929 PRICES FORK ROAD, THE PARCEL IS A TOTAL OF 10.0 ACRES. THE PROPERTY WAS DEVELOPED IN 2021 FOR NORTHSTAR CHURCH'S NEW CAMPUS. THE PROPERTY HAS THE NEW SANCTUARY & CLASSROOM BUILDING AND A SMALLER OFFICE BUILDING. IT ALSO HAS THE REQUIRED PARKING LOTS, STORMWATER MANAGEMENT AND UTILITY INFRASTRUCTURE. THE SITE HAS ONE ENTRANCE LOCATION OFF OF PRICES FORK ROAD AND THE TURN LANES THAT WERE REQUIRED FOR THAT ENTRANCE. THE OPPOSITE SIDE OF PRICES FORK FROM THE CHURCH IS THE PRESERE AT WALNUT SPRINGS SUBDIVISION. TO THE WEST OF THE PROPERTY IS FARMLAND OWNED BY VIRGINIA TECH. THE PROPERTY TO THE EAST AND SOUTH IS PART OF THE WESTHILL SUBDIVISION.

Magisterial District: PRICES FORK Parcel ID Number(s): 210174

Current Zoning District: A1-Agriculture Requested Zoning District(s): CB-Community Business

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) *Only the following by-right uses in CB-Community Business shall be permitted upon rezoning:*

- a. *Church*
- b. *Business or Trade School*
- c. *Civil Club*
- d. *Community Center*
- e. *Conference or Training Center*
- f. *Day Care Facility*
- g. *Office, Administrative, business or professional less than three thousand (3,000) square feet*
- h. *Park, unlighted*
- i. *Public Use, Public Facility*
- j. *School*
- k. *School of Special Instruction*

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 _____, 2025 by

_____.”

Notary Public

My Commission Expires: _____

**CONDITIONAL REZONING APPLICATION
for**

NORTHSTAR CHURCH

3929 PRICES FORK ROAD

TAX PARCEL #052-A127

March 3, 2025

PREPARED FOR:
NORTHSTAR CHURCH
3929 Prices Fork Road
Blacksburg, VA 24060

PREPARED BY:
BALZER & ASSOCIATES, INC.
80 College Street, Suite H
Christiansburg, VA 24073

NORTHSTAR CHURCH
COMPREHENSIVE PLAN JUSTIFICATION

Property and Project Description

The property described in the application is currently zoned Agriculture A1. There is one parcel that will be included in the overall development plan for a total of approximately 10.00 acres requested for rezoning in this application. The parcel is designated as follows:

- 1) Tax Map ID# 052- A127 & Parcel ID# 210174
Existing Acreage: 10.00 acres
Proposed Acreage for Rezoning: 10.00 Acres
Existing Use: Church
Proposed Use: Church
Existing Zoning Designation: A1 -Agriculture
Proposed Zoning Designation: CB- Community Business

The requested zoning change to CB-Community Business would allow for a land use that is in keeping with the Montgomery County Comprehensive Plan which designates this area as Village Expansion. According to the Comprehensive Plan, *“Village Expansion Areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses. Village Expansion Areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core. These are natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Development in Village Expansion Areas should be designed to tie into the existing street network serving the village it is adjacent to and to complement and augment the historic character and development pattern of the existing village. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.”* The Village Expansion areas, along with Urban Expansion Areas and the Village Areas, are where the Comprehensive Plan anticipates the future growth of the unincorporated portions of the County.

Northstar Church originally constructed their current building in 2021 under the existing A1-Agriculture zoning district as a by-right use. Since occupying the building, their congregation has grown dramatically. In early 2024, the church completed an overflow parking expansion project that added 105 new parking spaces. Under the A1 zoning district, there are certain regulations that must be followed with development; one of which is Maximum Lot Coverage. Lot coverage is considered any impervious surface on the lot, such buildings, parking areas, and sidewalks. The maximum lot coverage in the A1 district is 30% of the overall lot area and no more than 20% can be covered specifically by buildings. With the recent parking lot expansion project, the Church has reached its maximum lot coverage of 30%. Based on this, no additional parking, building additions, patios or hardscape areas can be constructed.

It is important to the Church to continue to have other options to provide for its congregation and the Prices Fork Community as a whole. As such, a rezoning to a Community Business district designation would allow for future expansion opportunities. The main reason for this is the allowance in the CB district for a higher threshold of lot coverage. The maximum lot coverage in the CB district is 75% of the overall lot area and no more than 40% can be covered specifically by buildings. This additional flexibility to further develop the site based on the congregation needs will positively serve Northstar for many years to come. While the CB district does have more by-right uses than A1, it should be noted that most of those uses allowed by-right have been proffered to be removed from the allowable uses on this site. The uses that remain could be complimentary to the Church use and even be provided as part of the Church's services to the community. Other by-right CB uses not mentioned above and not explicitly excluded in the proffer statement would be allowed on the property with the understanding that any impacts to infrastructure or the road network are reviewed by Montgomery County and VDOT at the site plan stage. Should any use that is currently proffered out of the by-right uses is desired in the future, it would require an amendment to this rezoning application.

The overall current masterplan is shown on Sheet Z1 which shows the existing church buildings, parking areas, stormwater management areas and potential future areas of growth. Any existing infrastructure such as parking spaces and stormwater management would have to be reanalyzed in the future should any additional buildings or impervious areas be proposed, to ensure overall compliance with all state and local regulations.

This project has not only been designed in keeping with the current Comprehensive Plan and Prices Fork Village Plan. The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.6** – The development is located within an area designated Village Expansion.
- 2) **PLU 1.6.5a & PLU 1.7.5a,e** – The development will have public utilities and will provide stormwater management for the new development.
- 3) **PLU 2.1.a** – The development is located within an area designated Village Expansion.
- 4) **PLU 2.1.b** – The development will be served by public water and sewer.
- 5) **PLU 2.1.c** – The road access point is not proposed to change, and all road improvements have already been constructed.
- 6) **PLU 2.1.d** – The concept plan shows the location of all roads, sidewalks, and future developable areas.
- 7) **PLU 2.1.f** – The development will have open space, and pedestrian access.
- 8) **ENV 1.5** – The development will utilize BMP's to protect water quality.
- 9) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 10) **ENV 5.6** – The development will provide for stormwater management as required and is located in an area where public water and sewer service exists.
- 11) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 12) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.

- 13) **TRN 1.3.5** – Sidewalks are provided within the development.
- 14) **UTL 4.0** – The project will effectively manage stormwater and erosion.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Prices Fork Village Area** are the following:

PFV 1.1.2 Compatibility is Fundamental. *The density, type and character of new development must be compatible with the existing village, the vision of the village’s future, and be generally consistent with the Land Use Plan Map. New development must be compatible with the traditional forms and architectural character of the village.*

The church building and the overall use is compatible and in character with the Village.

PFV 1.1.6 Proffers Are Expected to Mitigate Impacts. *Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to offset the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.*

The proposed proffers will help mitigate impacts and concerns.

PFV 1.3.6 New Local Commercial Uses. *New commercial uses in the Prices Fork area should be aimed primarily at providing goods and services to local residents.*

The existing church and any future expansions will serve local residents in the Village as well as surrounding areas.

PFV 1.5.1 Preserve Views. *Except in the Historic Core, as development occurs along the corridor, site new buildings away from the existing roadway so that they are at a low enough elevation to preserve the views of the surrounding farms, forests and mountains.*

The existing church sits below road grade so the surrounding views are maintained.

PFV 1.5.2 Avoid Reverse-Frontage Development. *New development adjacent to Prices Fork Road should front a new parallel street so that the fronts of new buildings (rather than the rear) face toward Prices Fork Road.*

The church faces towards Prices Fork Road.

PFV 1.5.3 Manage Access. *Develop and implement an access management plan along Prices Fork Road to limit the number of access points on the road, consistent with the land use and design policies for this corridor.*

No additional entrances are proposed.

PFV 4.1 New Local Commercial Uses. *New commercial uses in the Prices Fork area should be aimed primarily at providing goods and services to local residents.*

The existing church and any future expansions will serve local residents in the Village as well as surrounding areas.

PFV 4.1.2 Size. *Commercial uses are not planned to be a major part of the land use mix in Prices Fork. Rather, a small amount of local retail and personal service businesses are expected, along with significant numbers of home occupations. In the eastern neighborhood retail uses and carefully integrated auto-related uses may be allowed. In the historic area, only small scale, "mom & pop" style stores are appropriate.*

The church is a community-based use and any additional future uses would also fit that designation. No heavy commercial use is proposed.

PFV 4.1.3 Major Commercial and Industrial Uses. *This plan discourages major commercial or industrial uses such as shopping centers, big-box stores or industrial parks. No major commercial or industrial uses are proposed.*

PFV 4.1.7 Landscaping. *Landscaping should include street trees and vegetative buffers at the rear of commercial sites and along any edge contiguous with residential uses. As noted above, any landscaping will meet County and Village requirements.*

PFV 10.6 Manage Access. *Limit new access points on the major through-roads designated in this Plan. No additional entrances are proposed.*

PVF 11.1 Extent Public Water and Sewer Service. *The County will provide and manage public water and sewer service for Prices Fork. The County will require that new development connect to these systems and will prohibit new private wells and septic systems. Public water and sewer service already exist on the property.*

PFV 11.2 Limit of Public Water and Sewer Expansion. *The County will limit water and sewer service to the designated Service Area set forth in this Plan. Providing public utility service only to the designated area will ensure that new development is compatible with the villages historic character, is affordable for the County to serve, and enhances rather than degrades the quality of life for local residents. Public water and sewer service already exist on the property.*

PFV 11.5 Underground & Buried Utilities. *Require developers to place utilities underground in all new developments. New utilities resulting from the redevelopment of this site will be installed underground.*

Water & Sewer Service

Water and sanitary sewer services were established during the initial site development. It is assumed that any additional improvements constructed on the property will tie into the existing utilities already onsite. It is not anticipated that any new public water or sewer lines will be required. Should that change in the future, the church would be required to dedicate Public Utility easements centered on all utilities that are designed and installed as public mains per Montgomery County PSA standards.

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan further states that Village Expansion areas are "...natural expansion areas for the Villages that may potentially be served by future public sewer and water extensions. Preliminary boundaries should be set based on utility service areas, physical and natural features that define the "area of interest" and existing zoning." As this area already has water and sewer service available, this development does meet the requirements described in the Comprehensive Plan.

Roads

The church currently has one entrance location off of Prices Fork Road. During the initial site plan development, it was determined that turn lanes were required for the church development. All road improvements along Prices Fork Road were constructed at that time. Churches typically do not add significant traffic to adjacent roads during the normal weekday AM and PM peak hours. As such, any future expansion of church operations on this property are unlikely to warrant any additional road improvements. However, should any future uses increase weekday peak traffic flows, VDOT and Montgomery County could require an additional traffic analysis as part of the site plan process to ensure the existing turn lanes are adequate. As with the current private parking lot areas, all interior roads, drive aisles and parking areas will be private and will not require any VDOT maintenance. All maintenance of internal drive aisles and parking areas will be the responsibility of the church. All drive aisles and parking areas will be designed and constructed to Montgomery County zoning standards. This includes dimensions, surfacing requirements and landscaping.

Water Quality & Stormwater Management Standards

Stormwater management was designed and constructed as part of the initial plan development of the current church. A parking lot expansion was constructed in 2024, and the stormwater plan was modified at that time for the new impervious areas. Any additional development onsite that will further increase impervious areas will need to be addressed with during the site plan. It is likely additional modifications to the existing stormwater facilities would be required or new systems would be installed to meet all current State and local requirements for water quantity and water quality.

Project Development and Timing

There is no specific timing of future projects. As noted above, the ability for the Church to grow in the future and effectively think through options based on the needs of the congregation is the reason for the rezoning request.

Landscaping/Buffering

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on any future development scope on the project site. A church is considered Land Use Group 1 which requires no perimeter buffering adjacent to any other use group.

Property Maintenance

All parking lots, open space, stormwater management, sidewalks, building repair, etc. are maintained privately by the Church.

Trash & Recycling

The church has an existing dumpster onsite and is screened as required by County ordinances. Trash is collected by a private collection company contracted by the owner.

Site Lighting

Any future site lighting will be provided as specified in the Montgomery County Zoning Ordinance.

Signage

The church has already installed signage during the initial site development. No additional signs are anticipated; however any future signage would be permitted separately, and the designs and sizes would need to meet the signage requirements as stated within the Montgomery County zoning ordinance.

Public School Impacts

As the project will be a church, no public-school impacts are anticipated.

APPENDIX A
SITE PHOTOS





APPENDIX B
ZONING DRAWINGS



PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
a Westwood Company

Roanoke / Richmond
New River Valley
Shenandoah Valley

80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

NORTHSTAR CHURCH REZONING

OVERALL AERIAL

PRICES FORK DISTRICT
3929 PRICES FORK ROAD

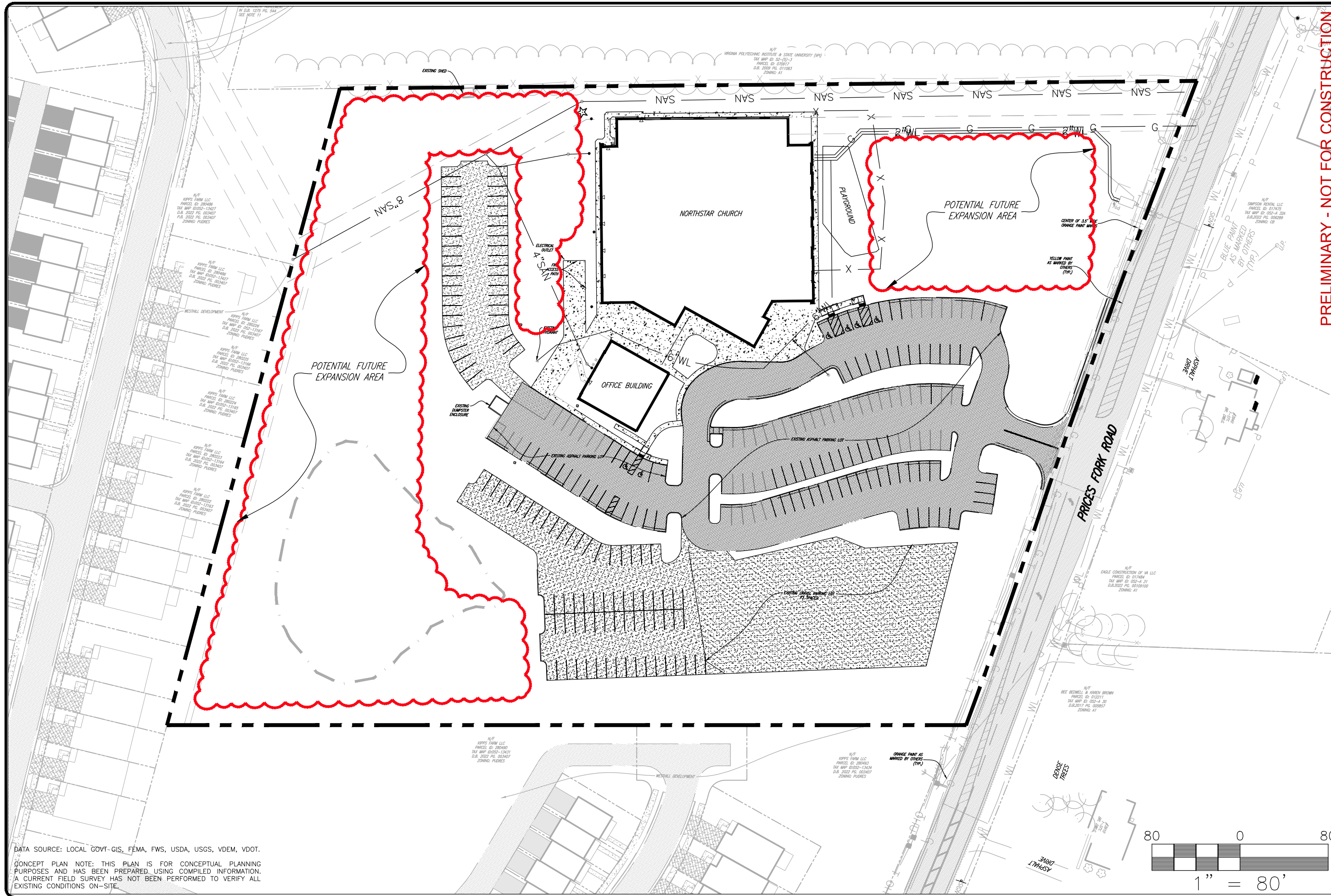
DRAWN BY SMS
CHECKED BY SMS
DATE 3/3/2025
SCALE NTS
REVISIONS

Z1

PROJECT NO 24250003.00

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.



DATA SOURCE: LOCAL GOVT-GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.
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PRELIMINARY - NOT FOR CONSTRUCTION



BALZER & ASSOCIATES
 a Westwood Company

Roanoke / Richmond
 New River Valley
 Shenandoah Valley

15871 City View Drive
 Suite 200
 Midlothian, VA 23113
 804.794.0571

NORTHSTAR CHURCH REZONING

OVERALL PLAN

PRICES FORK DISTRICT
 3929 PRICES FORK ROAD

DRAWN BY SMS
 CHECKED BY SMS
 DATE 3/3/2025
 SCALE 1" = 80'
 REVISIONS

Z2

PROJECT NO 24250003.00