MONTGOMERY COUNTY
PLANNING COMMISSION

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Frank Lau, Chair
Montgomery Co. Planning Commission

DATE: December 11, 2014

SUBJ: **(SU-2014-12474)**

A request by **NRVP&P LLC Properties (Agent: Kendall Clay, Attorney)** for a Rezoning of 0.473 acres and a Special Use Permit (SUP) on approximately 4.442 acres in a General Business (GB) zoning district to allow a recycling facility. The property is located at **3431 Radford Road** and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Plum Creek Village Plan.

During our meeting on December 10, 2014, the Planning Commission reviewed the request described above. Commissioner Kroll removed himself from the discussion and action of this request, indicating a conflict of interest. Upon a motion duly seconded and carried by a vote of 7 to 0 (Hirt absent; Kroll abstained), the Planning Commission recommended **approval** of the rezoning and special use permit.

After reviewing the application details, concept plan, and current photos of the site, the Commission expressed no concerns with approval of the request to allow relocation of the recycling center from 2700 Radford Road to 3431 Radford Road.

The Commission felt that the application met the requirements of the Comprehensive Plan and recommended approval of the rezoning to General Business (GB) and SUP with the following revised conditions:

1. The operation of the Recycling Center shall be in accordance with the provisions of the Zoning Ordinance. This permit shall automatically expire if the business ceases to operate for a period of two years or more per Section 10-54(3)(j)2.
2. The applicant shall obtain the appropriate commercial entrance permits and approvals from the Virginia Department of Transportation (VDOT) and provide a copy to the County staff.
3. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday.
4. All collection and storage of materials shall be conducted inside the building identified as 3431 Radford Road.
5. At all times, the property shall be kept free of litter and devoid of loose materials from the recycling operation.
6. The applicant shall not accept or process any municipal, commercial, industrial, medical, or hazardous solid waste, as defined by the Department of Environmental Quality (DEQ).
7. The applicant shall not accept or process any material, the disposal of which would violate applicable federal or state laws, rules, regulations, permits or requirements in effect at the time or place of disposal.
8. A site plan shall be developed for approval in accordance with the concept plan entitled "Exhibit 7A – Lot Line Adjustment Map" and "Exhibit 7B – Proposed Improvements Map", dated December 2, 2014 and prepared by Draper Aden Associates. Approval of a site plan is required prior to obtaining a building permit and or issuance of a Certificate of Occupancy for the change in use.
9. No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.
10. There shall be no outside storage. Materials received at the site shall be stored within the existing structures until a truckload is available for shipment.
11. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
12. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
13. Occupancy of the security residence shall be limited to no more than four (4) unrelated and six (6) total occupants within the dwelling.
14. As a condition of receiving approval to allow a recycling center at 3431 Radford Road, the owner agrees to submit a letter withdrawing/vacating the Special Use Permit in effect at 2700 Radford Road.
15. Site shall be substantially in conformance with the concept plan submitted with the application materials dated December 2, 2014.

Adjoining property owners were notified in compliance with the Code of Virginia and Section 10-52(3) of the Montgomery County Code. Staff received one inquiry regarding the details of the proposed rezoning and Special Use Permit (SUP). There were no public comments during the hearing.

DJ

Attachments: Staff analysis and application materials

MONTGOMERY COUNTY PLANNING COMMISSION
December 10, 2014
SITE VISIT AGENDA

No Site Visits

DRAFT

ORD-FY-15-
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.473 ACRES, TAX PARCEL NO 90-5-40 FROM AGRICULTURAL (A1) TO GENERAL BUSINESS (GB) AND THE GRANTING OF A SUP TO ALLOW A RECYCLING FACILITY ON APPROXIMATELY 4.442 ACRES TAX PARCELS NOS. 90-4-1A, 2A, 90-5-1, 2, 3, 4, 5, 6, 7, 90-5-40, 40A AND 40B; ACCOUNT NO. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 AND 014149 LOCATED AT 3431 RADFORD ROAD IN THE RINER MAGISTERIAL DISTRICT

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that it hereby finds that the proposed rezoning and special use permit request is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice and therefore approves the request to rezone approximately 0.473 acres of tax parcel 90-5-40 from Agricultural (A1) to General Business (GB), and the granting of a Special Use Permit (SUP) on approximately 4.442 acres, tax parcels Nos. 90-4-1A,2A, 90-5-1,2,3,4,5,6,7, 90-5-40,40A and 40B in a General Business (GB) District, with the parameters of the rezoning and SUP all shown more particularly on the attached Exhibit Plat entitled "Exhibit 7A-Lot Line Adjustments Map NRVP&P LLC Properties Montgomery County, Virginia, dated December 2, 2014", prepared by Draper Aden Associates, to allow a recycling facility subject to the following conditions:

1. The operation of the Recycling Center shall be in accordance with the provisions of the Zoning Ordinance. This permit shall automatically expire if the business ceases to operate for a period of two years or more per Section 10-54(3)(j)2.
2. The applicant shall obtain the appropriate commercial entrance permits and approvals from the Virginia Department of Transportation (VDOT) and provide a copy to the County staff.
3. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday.
4. All collection and storage of materials shall be conducted inside the building identified as 3431 Radford Road.
5. At all times, the property shall be kept free of litter and devoid of loose materials from the recycling operation.
6. The applicant shall not accept or process any municipal, commercial, industrial, medical, or hazardous solid waste, as defined by the Department of Environmental Quality (DEQ).
7. The applicant shall not accept or process any material, the disposal of which would violate applicable federal or state laws, rules, regulations, permits or requirements in effect at the time or place of disposal.
8. A site plan shall be developed for approval in accordance with the concept plan entitled "Exhibit 7A – Lot Line Adjustment Map" and "Exhibit 7B – Proposed Improvements Map", dated December 2, 2014 and prepared by Draper Aden Associates. Approval of a site plan is required prior to obtaining a building permit and or issuance of a Certificate of Occupancy for the change in use.
9. No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.

10. There shall be no outside storage. Materials received at the site shall be stored within the existing structures until a truckload is available for shipment.
11. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
12. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
13. Occupancy of the security residence shall be limited to no more than four (4) unrelated and six (6) total occupants within the dwelling.
14. As a condition of receiving approval to allow a recycling center at 3431 Radford Road, the owner agrees to submit a letter withdrawing/vacating the Special Use Permit in effect at 2700 Radford Road.
15. Site shall be substantially in conformance with the concept plan submitted with the application materials dated December 2, 2014.

The subject parcel is located at 3431 Radford Road and identified as Tax Parcels No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B; Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149 in the Riner Magisterial District (District D).

The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Plum Creek Village Plan.

This action was commenced upon the application of Montgomery County Board of Supervisors and NRVP&P LLC Properties (Agent: Kendall Clay, Attorney).

This ordinance shall take effect upon adoption.

MONTGOMERY COUNTY PLANNING COMMISSION
DECEMBER 10, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

PUBLIC HEARING:

1. A request by **John A. Barr Jr. and Kelly Burdette** for an amendment to a Special Use Permit (SUP) on approximately 57.139 acres in an Agricultural (A1) zoning district approved May 10, 2010 for a kennel and 2 (two) detached accessory structures over 1200 square ft. to revise condition 3(b) allowing an increase in the permitted area and height of one of the accessory structures. The proposed structure will increase in area from 1,680 square ft. to 3,600 square ft. and from 20 ft. to 24 ft. in height. The property is located at **490 Craig Creek Road** and is identified as Tax Parcel No. 015- A 1 (Account No. 002518) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

a) Staff Presentation (Brea Hopkins)
b) Applicant Presentation
c) Public Comment
d) Discussion/Action

2. A request by **NRVP&P LLC Properties** for a Rezoning and Special Use Permit (SUP) on approximately 5.917 acres in a General Business (GB) zoning district to allow a recycling facility. The property is located at **3431 Radford Road** and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Plum Creek Village Plan.

a) Staff Presentation (Dari Jenkins)
b) Applicant Presentation
c) Public Comment
d) Discussion/Action

-OVER-

3. A request by **Betty Robertson Payne (Armsey Living Trust) and DCI/Shires, Inc. (Agent)** for a Special Use Permit of approximately 9.6 acres in a Agriculture (A1) zoning district to allow a contractors storage yard. The property is located on **the south side of McCoy Road (St. Rt. 652) at the intersection of Keisters Branch Road (St. Rt. 718)**, identified as Tax Parcel No. 051-5 4,5,6,7, (Acct No. 014147, 014146 and 016146), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

30 day deferral requested by applicant.

OLD BUSINESS:

NEW BUSINESS:

- Nominating Committee Report
- Election of Officers

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Bob Miller
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Scott Kroll
- Public Service Authority – Steve Howard
- Parks & Recreation – Trey Wolz
- Radford Planning Commission – Bob Miller
- School Board – Bryan Katz
- Tourism Council – Bryan Katz
- Planning Director's Report – Vacant

MEETING ADJOURNED:

UPCOMING MEETINGS:

Dec.	17, 2014	Planning Commission Regular meeting (Cancelled)
Jan.	14, 2015	Planning Commission Regular meeting 7:00 pm
Jan.	21, 2015	Planning Commission Regular meeting (To be determined)

MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
December 10, 2014

A. APPROVAL OF MINUTES

- November 12, 2014

ISSUE/PURPOSE:
The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON JANUARY 14, 2015 AND BOARD OF SUPERVISORS ON JANUARY 26, 2015:

No public hearings to be scheduled

MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Dari Jenkins, Zoning Administrator

DATE: December 1, 2014

RE: **Staff Analysis – Special Use Permit Request (SU-2014-12474)**

A request by **NRVP&P LLC Properties (Agent: Kendall Clay, Attorney)** for a Rezoning of 0.473 acres and a Special Use Permit (SUP) on approximately 4.442 acres in a General Business (GB) zoning district to allow a recycling facility. The property is located at **3431 Radford Road** and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Plum Creek Village Plan.

I. Nature of Request

The applicant is requesting rezoning of 0.473 acres to General Business (GB) and a Special Use Permit (SUP) on approximately 4.442 acres zoned General Business (GB) to allow use of the existing buildings, previously used as an automobile sales and repair facility, to be used as a recycling facility.

II. Location

The property is located at 3431 Radford Road and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use/Medium Density Residential in the Plum Creek Village Plan.

The property lies east of the City of Radford and fronts on Radford Road (Route 11). The property is also accessible from Gantt Dr. (Rt. 798) and Testerman Dr. (Rt. 792). Properties located to the north, east and west are zoned General Business and are either vacant or used for some type of business use. Properties located to the south are zoned agricultural (A-1) and most are used for single-family dwellings.

III. Impacts

The owner's current recycling facility will be relocated from 2700 Radford Road to this site and will utilize existing buildings previously used for automobile sales and repair. The proposed site will provide much safer access for recycling customers and allow queuing of customer vehicles without creating a hazard within the VDOT right-of-way. All recyclables will be unloaded, sorted and stored inside the repurposed structures until a truckload is available for shipment. The applicant is currently operating at 2700 Radford Road and if this request is approved, the SUP at 2700 Radford Road will be abandoned.

1. Transportation/traffic

The proposed recycling facility will utilize and improve one (1) of the four (4) existing commercial entrances to Radford Rd. (Rt. 11); the remaining three (3) entrances to Radford Rd. will be closed. During the Plan Review Meeting held on November 20, 2014, the owner initially indicated that he may close the existing commercial entrance to Testerman Drive (Rt. 792). However, Neal Turner, Emergency Services Coordinator, suggested that Mr. Phillips keep the entrance on Testerman Drive with a locked gate as a secondary access for fire and rescue vehicles in case of an emergency.

The applicant has indicated that expected traffic volume will be significantly less than the site experienced as an automobile dealership.

This project should not require a review under the Virginia Department of Transportation (VDOT) Chapter 527 Regulation.

VDOT has submitted comments to this department on November 20, 2014 indicating that "a spacing exception will be required for the proposed entrance from Radford Rd. (Rt. 11)", and that "corner clearance exceptions will be required for the entrances off Gantt Drive (Rt. 798)."

2. Infrastructure

The property is served by the County Public Service Authority (PSA) with both public water and sewer. The applicant indicates that all waste disposal will meet Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) regulations. The applicant explained there will be no processing on site requiring either water or discharging of waste materials.

3. Schools

The business should have no direct impacts upon the public school system.

4. Noise and light

The applicant states there "should be no noise emanating from the site". Recyclables will be delivered inside the existing enclosed structure which will be closed except for ventilation and entry/exit of vehicles. Sorting of recyclables will be completed inside; however, no processing of them will occur on site. There will be some compaction of materials inside the enclosed structure but the applicant suggests there should be no additional noise produced by the compaction activity.

Site lighting will be downward directed LED lighting. The applicants have stated that several of the existing "new car" display lights adjacent to Radford Rd. (Rt. 11) will be removed, thus decreasing the amount of light and glare as compared to the previous automobile dealership. The business will be open Monday through Saturday from 7:00 a.m. to 6:00 p.m. with little noise or light impacts outside of normal business hours.

5. Other

No expansion of the existing buildings is proposed. The applicant plans to utilize the metal garage on Parcel 2 and addressed as 1535 Gantt Drive to provide service to his company vehicles. No service to public vehicles will be conducted on this site.

The plan includes the addition of a security fence to be erected as indicated on the enclosed maps. Required landscaping and buffer yards with rear yard fencing are also indicated. No impacts are expected on groundwater, soils, or the natural environment.

IV. Comprehensive Plan

The majority of the site is located in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Plum Creek Village Plan. The small area proposed for rezoning is designated as Medium Density Residential in the Village Plan. Approval of the proposed SUP in a General Business (GB) zoning district is in conformance with the Comprehensive Plan, as this land use designation encourages both residential and non-residential development, and supports commercial uses along existing major transportation corridors.

V. Analysis

The SUP requested by NRVP&P LLC (Agent: Kendall Clay) would allow the relocation a recycling facility currently located at 2684 Radford Road to this site. Review of Exhibit 7A reveals the previous business known as the "Thompson Chrysler Dodge" dealership was composed of several small parcels. If the SUP request is approved, a boundary line adjustment plat will be presented for approval to combine the business uses on Parcels 1 and 2 as follows:

Parcel 1 3.207 Ac	ADDRESS	USE	AREA	APRX HGT
	3431 Radford Rd.	Recycle Facility	13,122.00 SF	20 FT
	No Address	Metal Garage	1944.88 SF	21 FT
	1523 Testerman Dr.	Security Residence	1363.40 SF	
	1533 Testerman Dr.	Vacant Garage for Storage	640.00 SF	
Parcel 2 1.235 Ac				
	1535 Gantt Dr.	Garage/Repair of Recycling Vehicles	8167.04 SF	21 FT
Parcel 3 1.475 Ac				
	1548 Gantt Dr.	Manufactured home to be relocated If rezoning of 0.473 Ac. Is approved	893.78 SF	

The proposed use should not have an increased impact on utilities, infrastructure, and the surrounding properties beyond that of the previous use. Should the SUP be approved, the applicant will be required to prepare a site plan for review and approval. The details of the required commercial entrance adjustments, fencing, buffering and landscaping will be included on the site plan.

Section 10-28 (4)(s) of the Montgomery County Code allows a recycling facility in areas zoned General Business (GB) by Special Use Permit.

VI. Staff Recommendations

Staff preliminarily recommends approval of the Special Use Permit (SUP) to allow a recycling facility, contingent upon the following conditions:

1. The operation of the Recycling Center shall be in accordance with the provisions of the Zoning Ordinance. This permit shall automatically expire if the business ceases to operate for a period of two years or more per Section 10-54(3)(j)2.
2. The applicant shall obtain the appropriate commercial entrance permits and approvals from the Virginia Department of Transportation (VDOT) and provide a copy to the County staff.
3. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Saturday.
4. All collection and storage of materials shall be conducted inside the building identified as 3431 Radford Road.
5. At all times, the property shall be kept free of litter and devoid of loose materials from the recycling operation.
6. The applicant shall not accept or process any municipal, commercial, industrial, medical, or hazardous solid waste, as defined by the Department of Environmental Quality (DEQ).
7. The applicant shall not accept or process any material, the disposal of which would violate applicable federal or state laws, rules, regulations, permits or requirements in effect at the time or place of disposal.
8. A site plan shall be developed for approval in accordance with the concept plan entitled "Exhibit 7A – Lot Line Adjustment Map" and "Exhibit 7B – Proposed Improvements Map", dated December 2, 2014 and prepared by Draper Aden Associates. Approval of a site plan is required prior to obtaining a building permit and or issuance of a Certificate of Occupancy for the change in use.
9. No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.
10. There shall be no outside storage. Materials received at the site shall be stored within the existing structures until a truckload is available for shipment.
11. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
12. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
13. Occupancy of the security residence shall be limited to no more than four (4) unrelated and six (6) total occupants within the dwelling.
14. As a condition of receiving approval to allow a recycling center at 3431 Radford Road, the owner agrees to submit a letter withdrawing/vacating the Special Use Permit in effect at 2700 Radford Road.
15. Site shall be substantially in conformance with the concept plan submitted with the application materials dated December 2, 2014.

As of December 2, 2014, one citizen has contacted the Planning and GIS Services Department to inquire further about this request. The individual saw the sign installed by staff and wanted information regarding the proposed special use permit.

Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures:
- Application materials
- Email from VDOT dated November 20, 2014
- Aerial map
- Zoning map
- Site photos

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

☐ Rezoning ☒ Rezoning & Special Use Permit ☐ Special Use Permit

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: NRVP&P LLC
Address: 840 Auburn Ave
Radford, Va. 24141
Phone 1: 540-633-0407
Phone 2:
Email:

Agent: Randall Clay
Draper Aden Associates
Address: 2206 South Main St.
Blacksburg, Va 24060
Phone 1: 552-0444
Phone 2:
Email:

Location of Property/ Site Address: 3431 RADFORD RD, CHRISTIANSBURG VA 24073

Legal Record of Property: Total Area: 5.917 Acres Magisterial District RINER

Parcel ID: SEE ATTACHED Tax Parcel Number(s):

Rezoning Details: Current Zoning District: GB-A1 Requested Zoning District: GB

Desired Use(s): Recycling Facility

Special Use Permit: Current Zoning District GB-A1 Total Area/Acres: 5.917

Desired Use(s): Recycling Facility

Comprehensive Plan Designation: Mixed use in Plum Creek Village

Traffic Impact Analysis Required: ☐ Yes (payment enclosed) ☒ No

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.

NRVP&P LLC Properties — Agent's Signature — 11/3/14 Date

Terry Phillips — 11/3/14
Property Owner(s) Signature Date

FOR OFFICE USE ONLY

Date Received: 11/3/14 Application Number: SU-2014-12474

Traffic Impact Analysis and Payment Received: ☐ Yes ☐ No Date Submitted to VDOT:

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

1. Whether the proposed Special Use Permit is consistent with the Comprehensive Plan (Addressed under "3. Comprehensive Plan Justification").

Yes, the proposed use is an appropriate repurposing of an existing commercial structure. The SUP will allow the owner to invest in the structure revitalization which will improve the visual quality of the area. In addition, approval of the SUP will advance the resource stewardship objectives advocated in the comprehensive plan. The site's use as a recycling center will aid in protecting the County's environment and visual character by providing a suitable facility for the disposal of recyclable non-perishable, "hard" materials which might otherwise end up in a landfill or along rural roadsides.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control.

Note the Fire Hydrant Location on Exhibit 7B. Fire Extinguishers will be located in each of the facility's buildings. The liquid propane tank located on Parcel 2 will be removed. Emergency Services vehicles will have adequate access to the site's structures.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

There should be no noise emanating from the site. Materials will be delivered inside the building, which will be closed except for ventilation and entry and exit of vehicles. Materials will be sorted, but no processing of materials will take place on the site. There will be some compaction of materials, but this will all be done inside an enclosed structure and should create no additional noise.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

All lighting will be directed downward with LED lights in order to reduce glare and consumption of electricity. There should be little need for vehicle lights since the hours of operation will be primarily daylight hours; for this reason the "new car" display lights and poles adjacent to Route 11 will be removed.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

Signage will be minimal with only identification of the business. There may be identification information contained in the building structure and windows, but no additional signage is proposed.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

This operation replaces the former use of the property which was as a new and used car sales lot, body shop and repair shop. The owner is moving its operations located on Route 11 to this site to allow queuing of customer vehicles without creating any hazard on the highway. The Special Use Permit on the current site will be vacated.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

See attached Exhibits 7A and 7B.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.

Type 4 landscape buffers will be installed at the site perimeters as required. Attractive evergreens and other screening materials as outlined in the ordinance will be incorporated into the site plan as required in the 20' front, 20' side and 25' rear buffers. In addition, six foot stockade fencing will be included in the rear buffer. The repair facility (former body shop) will be screened, fenced and landscaped to enhance the appearance of the facility in like fashion.

9. The timing and phasing of the proposed development and the duration of the proposed use.

The upgrades to the facility will all be made simultaneously and will be completed within a period of six months or sooner. It is the intention that this site will be a permanent site for this business operation.

10. Whether the proposed Special Use Permit will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.

There will be little disturbance of the current topography and landscaping will be incorporated in the plan to enhance the appearance of the site.

11. Whether the proposed Special Use Permit at the specified location will contribute to or promote the welfare or convenience of the public.

The relocation of the business will provide a safer environment than the current business operation. The new location will be more convenient for customers.

12. The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.

The business operations on this site will initially employ a total of eight (8) people. If need dictates, as many as four (4) more employees could be added. There will be an anticipated customer count of 35-50 trips per day and, at current production levels, there will be seven (7) tractor trailer loads shipped from the site per day.

13. Whether, in the case of existing structures proposed to be converted to uses requiring a Special Use Permit, the structures meet all code requirements of Montgomery County.

All upgrades will meet all code requirements of Montgomery County and, specifically, will meet the USBC.

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services.

The facility has access to county water and sewer and the needs for the operation of the site will be basically for restrooms since there will be no processing that requires either water or a discharge of waste materials.

15. The effect of the proposed Special Use Permit on groundwater supply.

Past operations have resulted in no spillage of materials or contaminants that would affect the groundwater supply. All materials brought onto the site will be metals which contain no contaminants. These will be compressed or otherwise appropriately handled and packaged for available markets.

16. The effect of the proposed Special Use Permit on the structural capacity of the soils.

There should be no adverse impact to the soils from this operation. All operations will be conducted inside an enclosed building and will be conducted on concrete.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

This project will require no new roads and should create no additional traffic in the community since it represents a relocation of an existing business operation. At a review of the site with representatives of VDOT, the owner proposed closing four of the current entrances. These are entrances shown on Figure 7B.

18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

This recycling business provides a source of revenue for some individuals and reduces the improper disposal of waste metals. From this standpoint, this business provides benefits to the environment, wildlife habitat, water quality and air quality.

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

The business now employs eight (8) people. It is not anticipate that additional employees would be required unless there is growth in the business and this operation is consistent with the current comprehensive plan.

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

The operation of this recycling business provides a source of raw materials to be used in products for agriculture, industry and business and the availability of a local recycling facility should enhance the recycling and proper disposal of these recyclable waste materials.

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.

There should be no impact.

22. The location, character, and size of any outdoor storage.

There will be no outside storage. Materials delivered to the site will be stored within the existing structures until a truckload is available for shipment.

23. The proposed use of open space.

The site currently has no "designated" open space. Existing site cover consists of parking, structures, and lawn on a portion of the site. With implementation of this plan, portions of the site that are currently covered with asphalt will be converted to planted landscape buffers as previously described. The remainder of the site will be parking and storage for any vehicles that are in need of repair. These trucks will be stored behind appropriate landscaping to reduce visibility.

24. The location of any major floodplain and steep slopes.

The extreme northeast corner of the parking lot falls within a FIRM map zone (See Figure 7A). There will not be floodplain issues since no change of grade or building structures are proposed for the site.

25. The location and use of any existing non-conforming uses and structures.

Any non-conforming use would be a non-conforming structure with respect to district setbacks (See Figure 7A). Any non-conformity would need to be rectified at the time on any portion of the building that sits within the setback and reaches the end of its usefulness and is beyond structural repair.

26. The location and type of any fuel and fuel storage.

See Exhibit 7B.

27. The location and use of any anticipated accessory uses and structures.

No new accessory structures are proposed. Existing accessory structures will retain their current use. A single-side mobile home will be removed from the reconfigured Parcel 1 (see Figure 7B).

28. The area of each use; if appropriate.

Area of housing - 1,000 square feet
Garage - 4,000 square feet

29. The proposed days/hours of operation.

7:00 a.m. - 6:00 p.m.
six days per week (Monday through Saturday)

30. The location and screening of parking and loading spaces and/or areas.

The location of screening and loading spaces is shown on the concept plan attached hereto.

31. The location and nature of any proposed security features and provisions.

The site will be monitored by security cameras unless a more intensive security plan becomes necessary.

32. The number of employees.

The anticipated number of employees will remain at the current level of eight (8) fulltime employees with potential increase to twelve (12).

33. The location of any existing and/or proposed adequate on and off-site infrastructure.

It is not anticipated that there will need to be any additional infrastructure. The current

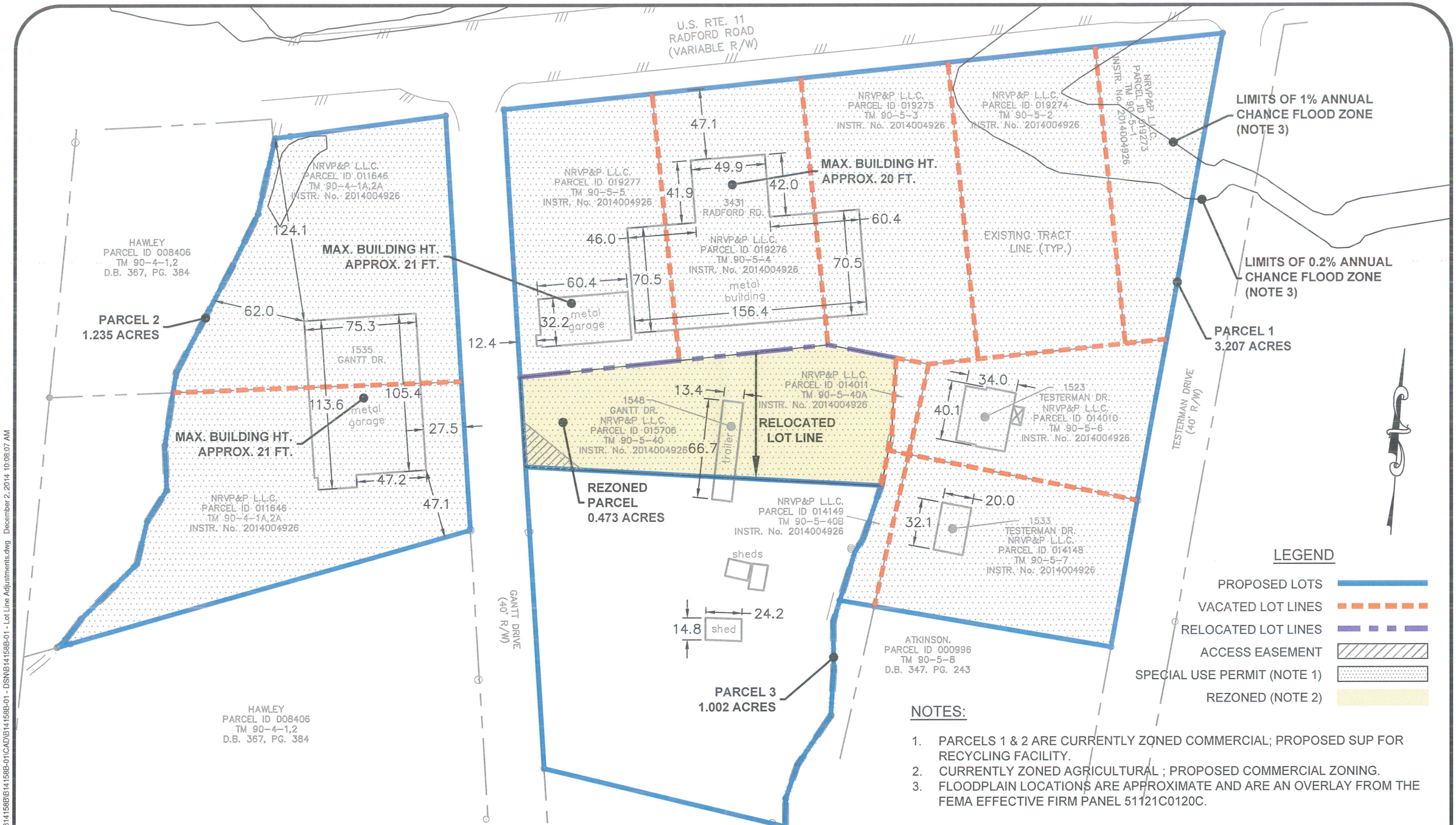
parking areas will be used as parking areas and access to the receiving facility.

34. Any anticipated odors, which may be generated by the uses on site.

No. Materials types will be metal, glass, drywall, and similar non-perishable items.

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.

The impact of construction traffic on the existing neighborhood should be minimal, if any.



NOTES:

1. PARCELS 1 & 2 ARE CURRENTLY ZONED COMMERCIAL; PROPOSED SUP FOR RECYCLING FACILITY.
2. CURRENTLY ZONED AGRICULTURAL ; PROPOSED COMMERCIAL ZONING.
3. FLOODPLAIN LOCATIONS ARE APPROXIMATE AND ARE AN OVERLAY FROM THE FEMA EFFECTIVE FIRM PANEL 51121C0120C.

Draper Aden Associates
Engineering • Surveying • Environmental Services
2206 South Main Street
Blacksburg, VA 24060
540-552-0444 Fax: 540-552-0291
Richmond, VA
Charlottesville, VA
Hampton Roads, VA
Coats, NC

EXHIBIT 7A - LOT LINE ADJUSTMENTS MAP

NRVP&P LLC PROPERTIES

MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 60'

DATE: DECEMBER 02, 2014

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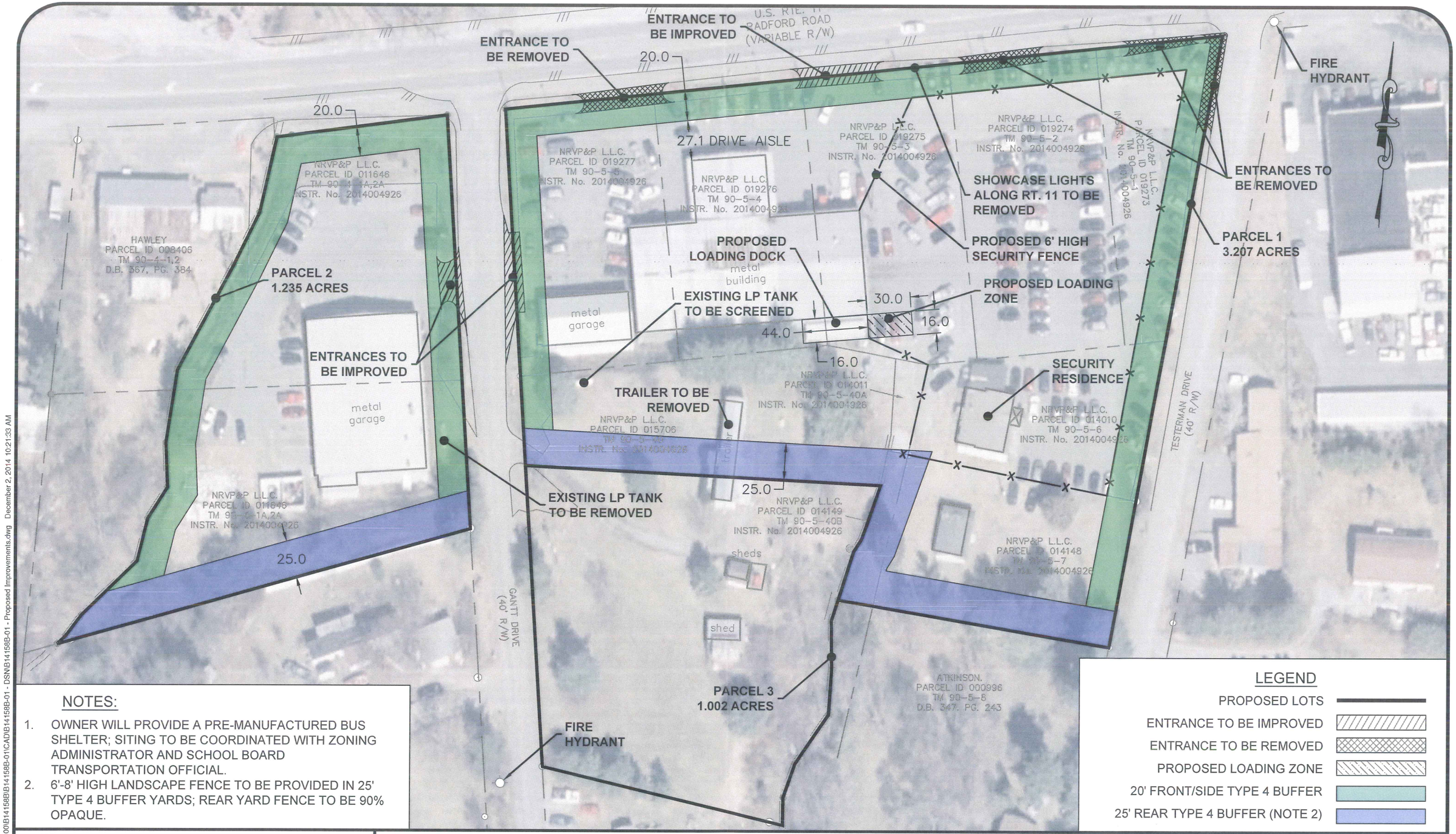

NOTES:

1. OWNER WILL PROVIDE A PRE-MANUFACTURED BUS SHELTER; SITING TO BE COORDINATED WITH ZONING ADMINISTRATOR AND SCHOOL BOARD TRANSPORTATION OFFICIAL.
2. 6'-8' HIGH LANDSCAPE FENCE TO BE PROVIDED IN 25' TYPE 4 BUFFER YARDS; REAR YARD FENCE TO BE 90% OPAQUE.

LEGEND

- PROPOSED LOTS
- ENTRANCE TO BE IMPROVED
- ENTRANCE TO BE REMOVED
- PROPOSED LOADING ZONE
- 20' FRONT/SIDE TYPE 4 BUFFER
- 25' REAR TYPE 4 BUFFER (NOTE 2)

Draper Aden Associates
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2206 South Main Street
Blacksburg, VA 24060
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Charlottesville, VA
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Coats, NC

EXHIBIT 7B - PROPOSED IMPROVEMENTS MAP

NRVP&P LLC PROPERTIES

MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 60'

DATE: DECEMBER 02, 2014

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Dari S. Jenkins

From: Jones, JohnC (VDOT) <JohnC.Jones@VDOT.Virginia.gov>
Sent: Wednesday, November 26, 2014 9:08 AM
To: Brea G Hopkins; Dari S. Jenkins
Cc: Brown, Paul, P.E. (VDOT)
Subject: November 20, 2014 Plan Review Comments

Please find our comments to the requests below.

A request by NRVP&P LLC Properties for a Rezoning and Special Use Permit (SUP) on approximately 5.917 acres in a General Business (GB) zoning district to allow a recycling facility. The property is located at 3431 Radford Road and is identified as Tax Parcel No. 90-4-1A, 2A, 90-5-1,2,3,4,5,6,7, 90-5-40, 40A and 40B. (Account No. 011646, 019273, 019274, 019275, 019276, 019277, 014010, 014148, 015706, 014011 and 014149) in the Riner Magisterial District (District D). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

A spacing exception will be required for the proposed entrance off rt. 11. Corner clearance exceptions will be required for the entrances off rt. 798 (Gantt Drive).

A request by Betty Robertson Payne (Armsey Living Trust) and DCI/Shires, Inc. (Agent) for a Special Use Permit of approximately 9.6 acres in a Agriculture (A1) zoning district to allow a contractors storage yard. The property is located on the south side of McCoy Road (St. Rt. 652) at the intersection of Keisters Branch Road (St. Rt. 718), identified as Tax Parcel No. 051-5 4,5,6,7, (Acct No. 014147, 014146 and 016146), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan.

A standard commercial entrance must be constructed in a location that will have the appropriate sight distance and meet the required spacing requirements.

A request by John A. Barr Jr. and Kelly Burdette for an amendment to a Special Use Permit (SUP) on approximately 57.139 acres in an Agriculture (A1) zoning district approved May 10, 2010 by revising condition 3(b) to allow an accessory structure greater than 1680 square feet. The property is located at 490 Craig Creek Road and is identified as Tax Parcel No. 015- A 1 (Account No. 002518) in the Mount Tabor Magisterial District (District A). The property currently lies in an area designated as Resource Stewardship in the 2025 Comprehensive Plan.

V.D.O.T. does not have any comments.

Thanks,

John C. Jones
Land Development Engineer
(540) 381-7198
(540) 381-7205 - fax

N
W E
S

NRVP & P LLC Request For Rezoning and Special Use Permit

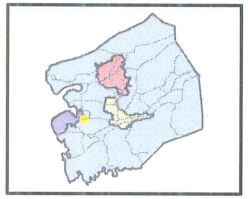
(Recycling Center)

Parcel ID(s): 011646, 011646, 014010, 014011, 014148, 014149, 015706, 019273, 019274, 019275, 019276, 019277

Legend

Tax Parcels

Subject Property (NRVP and P LLC Parcels)



Montgomery County, Virginia
DISCLAIMER

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THE INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A LEGAL OR OFFICIAL DETERMINATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY CO. BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

EXACT LOCATION OF ANY FLOOD ZONE TO BE CERTIFIED BY LICENSED LAND SURVEYOR, ENGINEER, OR ARCHITECT.

CONTOURS SHOWN ARE FOR VISUAL REFERENCE. TO AVOID THE RISK OF MISINTERPRETATION, INVALID RESULTS, AND ERRONEOUS CONCLUSIONS, ORIGINAL LIDAR GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

"Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."
C of § 54.1-402

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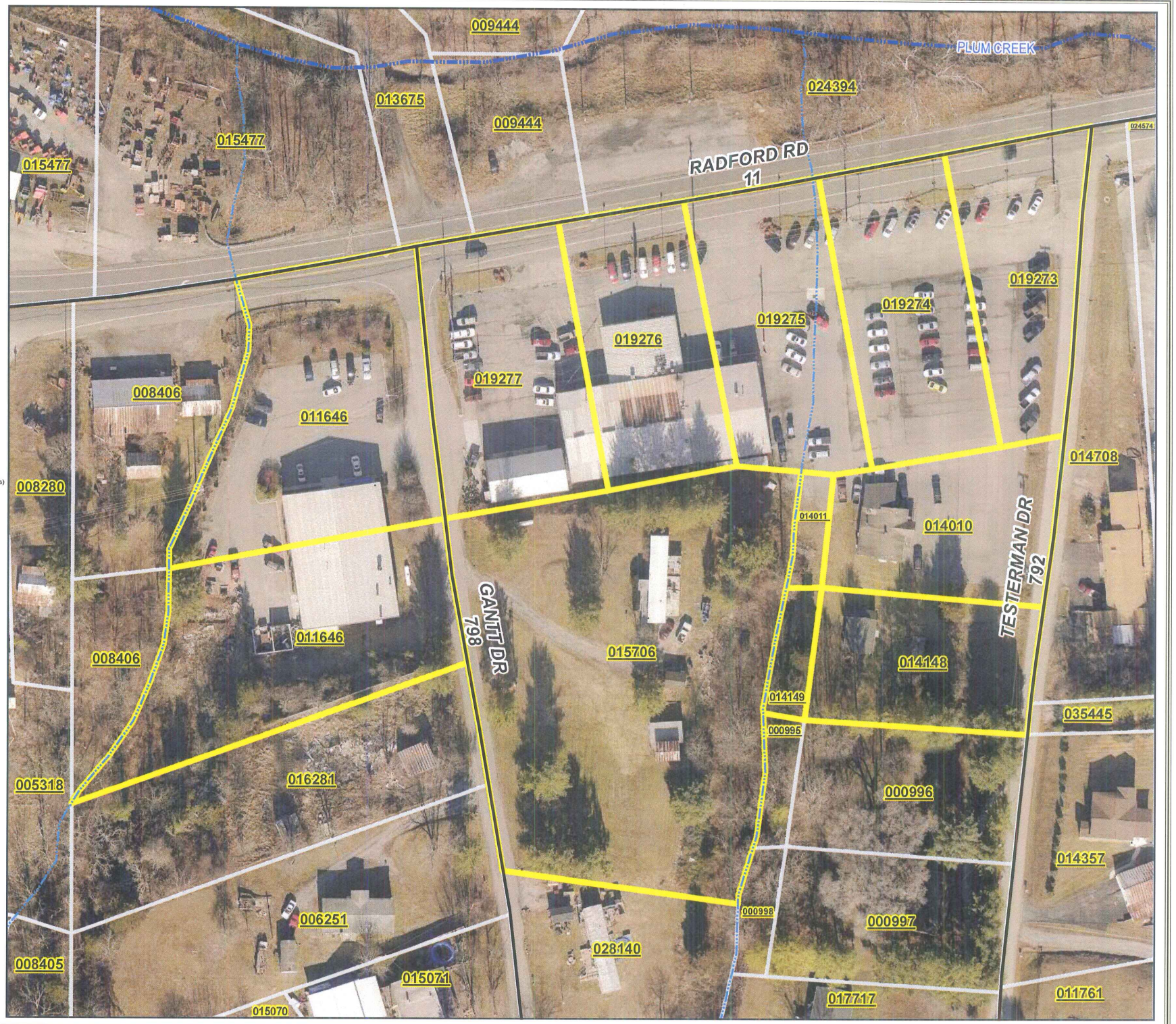
Feet

Prepared by Montgomery County, Va Planning & GIS Services, 011/04/2014



NRVP & P LLC
Request
For
Rezoning
and
Special Use Permit

(Recycling Center)

Parcel ID(s): 011646, 011646, 014010, 014011, 014148, 014149, 015706, 019273, 019274, 019275, 019276, 019277

Legend

Tax Parcels

Subject Property (NRVP and P LLC Parcels)

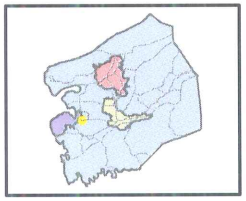
Zoning Class

A1 - Agriculture

GB - General Business

ML - Manufacturing Light

Special Use Permits



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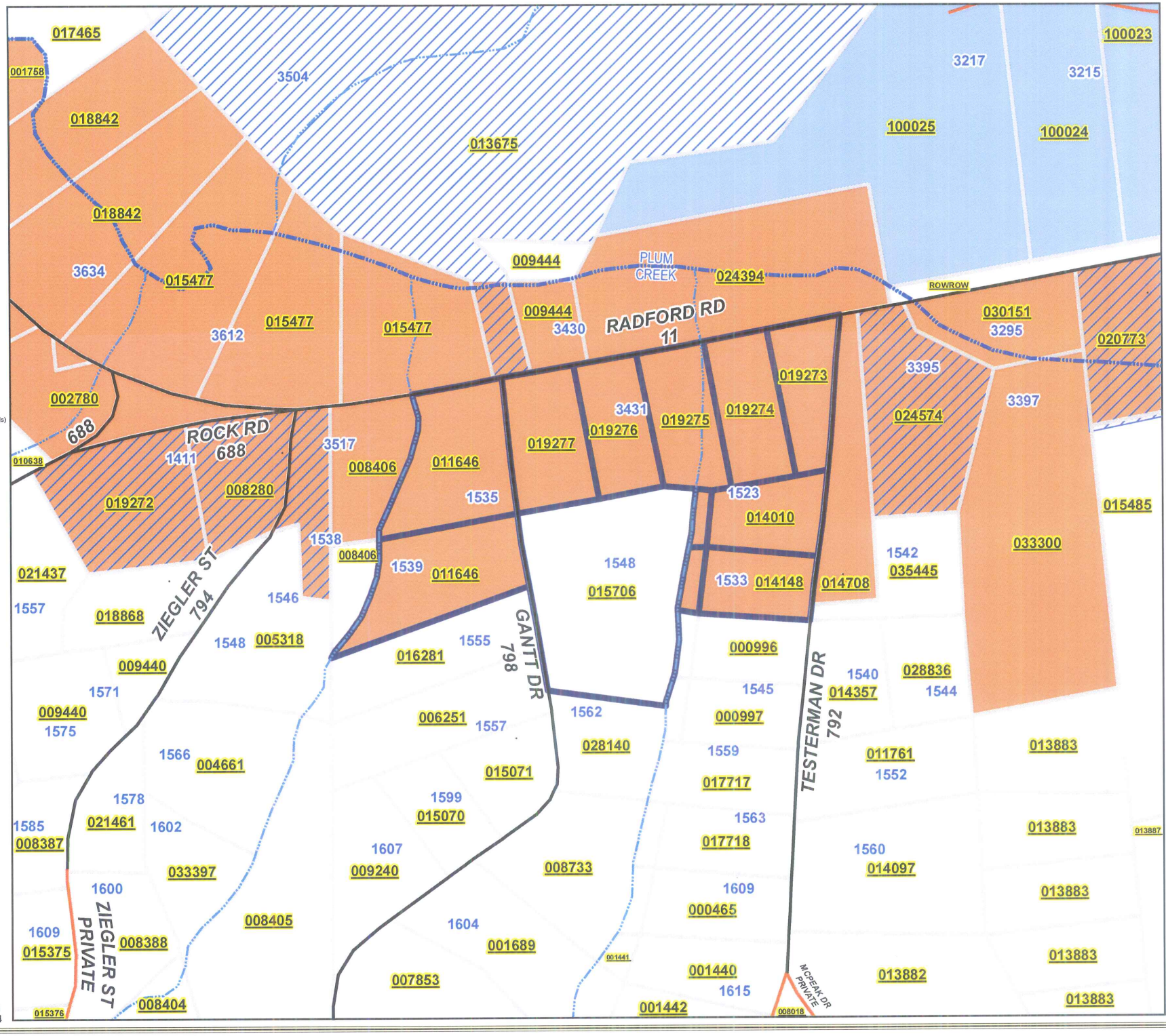

NRVP&P LLC; 3431 Radford Road

VIEW FROM TESTERMAN DRIVE