MONTGOMERY COUNTY
PLANNING COMMISSION
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

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

FROM: Robert Miller, Chair
Montgomery Co. Planning Commission

DATE: December 10, 2015

SUBJ: Request by **Robert & Charlotte Apgar (Agent: JMB Investment Company LLC)** to rezone a total of 1.492 acres with approximately 0.21 acres from General Business (GB) to Agricultural (A1) and 1.28 acres from General Business (GB) to General Business (GB), with revised proffered conditions, to allow a retail establishment. The property is located at **the Northwestern intersection of Green Hill Lane (Rte. 834) and Roanoke Rd (Rte. 11/460)**; identified as a portion of Tax Parcel No. 47-A-32, (Parcel No. 000839) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Planned Light Industrial/Commercial within the Lafayette Route 11/460 Corridor Plan.

During our meeting on December 9th the Planning Commission held a public hearing on the applicant's request for rezoning a total of 1.492 acres with approximately 0.21 acres from General Business (GB) to Agricultural (A1) and 1.28 acres from General Business (GB) to General Business (GB), with revised proffered conditions, to allow a retail establishment. Commissioners felt the proposed use was consistent with the Montgomery County 2025 Comprehensive Plan as well as the Elliston Lafayette Village Plan, and that the proposed rezoning meets the goals and objectives of the future land use for this area.

There were no speakers from the public during the hearing.

Commission members discussed the proposed shared use path, median improvements, and the benefit of the proposed Dollar General to the residents in the area.

Upon a motion, duly seconded and carried by a 9-0 vote, the Planning Commission voted to recommend approval of the application to the Board of Supervisors with the following revised proffered conditions:

1) The property shall be developed in general conformance with the conceptual plan by Hurt & Proffitt dated 11/30/2015 and on file in the office of Montgomery County Planning & GIS.
2) The site will be developed to be served by Montgomery County PSA for water and shall be on a private septic system until such time as a connection to PSA sewer is feasible.
3) A monument sign will be installed.
4) A wooden dumpster screen, or similar, will be provided.
5) A combination of wood screening and landscaping will be used on the north property boundary abutting Mr. Apgar's residence and along the west property boundary abutting the Moores Chapel property.

Landscaping per the Zoning Ordinance requirements will be utilized along the other two property boundaries.

6) A varying width, 10' maximum, asphalt shared use path, and associated landscaping, consistent with the Village Transportation Links Plan and the Lafayette Route 11/460 Corridor Plan will be installed from the pavement edge of Green Hill Lane along the south property line paralleling Route 460 to the western boundary line, inside a dedicated public easement.
7) Architectural elevations are proffered per the attached design labeled A02 Elevations/Exterior Finish Schedule and dated 7/20/15.
8) The property will be subdivided along the zoning line based on the zoning for this application.
9) A new left turn lane on route 11/460 NBL, and a median realignment with Green Hill Lane, will be constructed as part of the project in accordance with VDOT Road and Bridge Standards and Specifications, to provide safer vehicular access to Green Hill Lane, not only for the proposed business but also the adjoining land owners. The turn lane and median realignment will be constructed or a surety covering the cost of the construction will be issued to the County or VDOT prior to a certificate of occupancy being issued.

Enclosures: Updated Proffer Statement
Staff Analysis with Associated Materials

MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES
PLANNING
GIS & MAPPING
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

DATE: December 2, 2015

RE: **Staff Analysis (RZ-2015-13421)**

Request by **Robert & Charlotte Apgar (Agent: JMB Investment Company LLC)** to rezone a total of 1.492 acres with approximately 0.21 acres from General Business (GB) to Agricultural (A1) and 1.28 acres from General Business (GB) to General Business (GB), with revised proffered conditions, to allow a retail establishment. The property is located at **the Northwestern intersection of Green Hill Lane (Rte. 834) and Roanoke Rd (Rte. 11/460)**; identified as a portion of Tax Parcel No. 47-A-32, (Parcel No. 000839) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Planned Light Industrial/Commercial within the Lafayette Route 11/460 Corridor Plan.

I. NATURE OF REQUEST

The applicants, Robert & Charlotte Apgar (Agent: JMB Investment Company, LLC, are requesting rezoning a total of 1.492 acres with approximately 0.22 acres from General Business (GB) to Agricultural (A1) and 1.28 acres from General Business (GB) to General Business (GB), with revised proffered conditions, to allow a retail establishment.

II. LOCATION

The subject property is located at the Northwestern intersection of Green Hill Lane (Rte. 834) and Roanoke Rd (Rte. 11/460); identified as a portion of Tax Parcel No. 47-A-32, (Parcel No. 000839) in the Shawsville Magisterial District (District C). The properties directly adjoining the applicant's parcel to the north, west and south are currently zoned Agricultural A-1 and consist of a church and single family residence. The properties located to the east are zoned General Business (GB) and are operated as an automobile service and repair center (see attached zoning and aerial map).

III. BACKGROUND

In 2002, 1.492 acres of the 7.121 acre parcel was rezoned from Agricultural (A1) to General Business (GB) with proffered conditions limiting the use to automotive light truck sales, service, rental and repair only. A special use permit for that use was also obtained; however, it is considered void due to inactivity for a period of two (2) years or more. Currently the area of property zoned GB is vacant and remains undeveloped.

IV. IMPACTS

The impacts associated with rezoning the property are discussed below. The proposed use of the property, if the rezoning application is granted, is to allow the development of a retail establishment. The existing General Business (GB) designation has proffers limiting the development to automobile repair and sales. There is a portion of the property currently zoned GB that is not included in the contract to purchase and is proposed to be rezoned to the Agricultural (A1) district to be consistent with the remaining property.

Transportation

The applicant has conducted a traffic study and after communication with VDOT has proposed the entrance to the site to be located at the rear of the property to meet VDOT access management requirements. Although it was not required, the developer has proffered to install a new left turn lane on Route 11/460 NBL and realign the median with Green Hill Lane in order to provide safer vehicular access for the business and adjoining land owners.

VDOT, Planning staff, and the applicant have been working together extensively in regards to a potential shared access, entrance locations, and the development of the proffered shared use path. Official comments from VDOT are expected to be available at the public hearing.

The design of the entrance and road improvements will be reviewed and approved through VDOT.

Infrastructure

Bob Fronk, PSA Director, issued a letter on August 7, 2015 stating the property does have access to public water and sewer service can be made available; however, a sewer main extension would be required and would require the installation of a septic tank to discharge into the system. Connection to the sewer is not required; therefore, the applicant has proposed a private septic system and drain field will be installed on the property. Plans for the public water connection will be reviewed and permitted through site plan process, ensuring that the infrastructure meets the PSA's requirements for connection.

Schools

This development has no immediate impact to Montgomery County Public Schools.

Environment

The subject property does not lie within a FEMA designated flood zone and is not located in an area known for shrink swell soils.

V. COMPREHENSIVE PLAN

The subject property is in an area designated "Village Expansion" in the 2025 Comprehensive Plan and further described as "Medium Density Residential" within the Elliston/Lafayette Village Plan.

According to section PLU 1.6.3 of the Montgomery County 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. …A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.*

In 2012, the future land use map for the Village of Elliston/Lafayette was updated and incorporated in the Route 11/460 Corridor Plan. This plan designates the site for Planned Light Industrial/Commercial development and outlines the below concepts for new development:

- *Provide opportunities to concentrate employment to keep working population in the village/region*
- *A combination of light industry, warehousing and office uses, screened from adjacent areas*
- *Typical uses might include light manufacturing, research facilities; flex space, business parks and nonresidential planned developments.*
- *Buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage*
- *Development should be oriented away from sensitive natural resources, such as floodplains and ponds to minimize the environmental impacts of new development.*
- *Vehicular, bicycle, and pedestrian links should extend into the surrounding development*

While the Corridor Plan states that parking areas should be located to the rear of the property when possible, it should be noted the original proposal included two (2) rows of parking in the front of the building. Since the application was received, the plan has undergone revisions and depicts one (1) row of parking along the corridor. The developer has indicated to staff the parking cannot be relocated to the rear due to the loading area necessary for truck deliveries and the potential for a future shared access.

The applicant has prepared a concept plan that shows growth in an area where it can be supported by infrastructure improvements, and the existing zoning supports commercial use; however, is limited to automobile sales and service. The developer has proffered to provide a public easement with shared use path in front of the property along the Route 11/460 corridor to begin the provision of bicycle/pedestrian links and has proffered to realign the median for enhanced vehicular access. The concept plan shows the dumpster area to be screened from view and the loading area is to the rear of the property. In addition a combination of landscaping and wooden fence (or similar) have been proffered along the boundary lines abutting the church property and the Agricultural (A1) district.

The proposal appears consistent with the Planning and Land Use chapter of the Montgomery County 2025 Comprehensive Plan as well as the Elliston/Lafayette Village Plan and accompanying Route 11/460

Corridor Plan. As proposed, this development meets the goals and objectives of the future land use for this area and does qualify for consideration of rezoning.

VI. ANALYSIS

The subject parcel qualifies for rezoning with revised proffers per 10-28 of the Montgomery County Code. The proposed rezoning is a logical approach given the surrounding land uses and existing zoning as conditional General Business.

The proposed zoning changes will not present a significant change in land use compared to the existing surrounding community uses; however, will require approval of the proposed entrance and road improvements by VDOT.

Proffers have been developed to ensure the development will incorporate the policies of the Elliston/Lafayette Village Plan and mitigate impacts to the adjoining landowners.

VII. STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning of 0.22 acres from General Business (GB) to Agricultural (A-1) and 1.28 acres from General Business (GB) to General Business (GB) with the following revised proffered conditions:

1) The property shall be developed in general conformance with the conceptual plan by Hurt & Proffitt dated 10/16/2015 and on file in the office of Montgomery County Planning & GIS.
2) The site will be developed to be served by Montgomery County PSA for water and shall be on a private septic system until such time as a connection to PSA sewer is feasible.
3) A monument sign will be installed.
4) A wooden dumpster screen, or similar, will be provided.
5) A combination of wood screening and landscaping will be used on the north property boundary abutting Mr. Apgar's residence and along the west property boundary abutting the Moores Chapel property. Landscaping per the Zoning Ordinance requirements will be utilized along the other two property boundaries.
6) A varying width, 10' maximum, asphalt shared use path, and associated landscaping, consistent with the Village Transportation Links Plan and the Lafayette Route 11/460 Corridor Plan will be installed from the pavement edge of Green Hill Lane along the south property line paralleling Route 460 to the western boundary line, inside a dedicated public easement.
7) Architectural elevations are proffered per the attached design labeled A02 Elevations/Exterior Finish Schedule and dated 7/20/15.
8) The property will be subdivided along the zoning line based on the zoning for this application.
9) A new left turn lane along Route 11/460 NBL, and a median realignment with Green Hill Lane, will be constructed as part of the project in accordance with VDOT Road and Bridge Standards and Specifications, to provide safer vehicular access to Green Hill Lane, not only for the proposed business but also the adjoining land owners.

At the time this report was issued, the Planning and GIS Services office had not received any inquiries regarding this request. Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3). Consideration should be given to adjacent property owners and/or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Aerial Map
Zoning Map
Application Materials including:
- Updated Proffers dated November 30, 2015
- Concept Sketch
- PSA Letter dated August 7, 2015
- Elevations/Exterior Finish Schedule dated 7/20/15

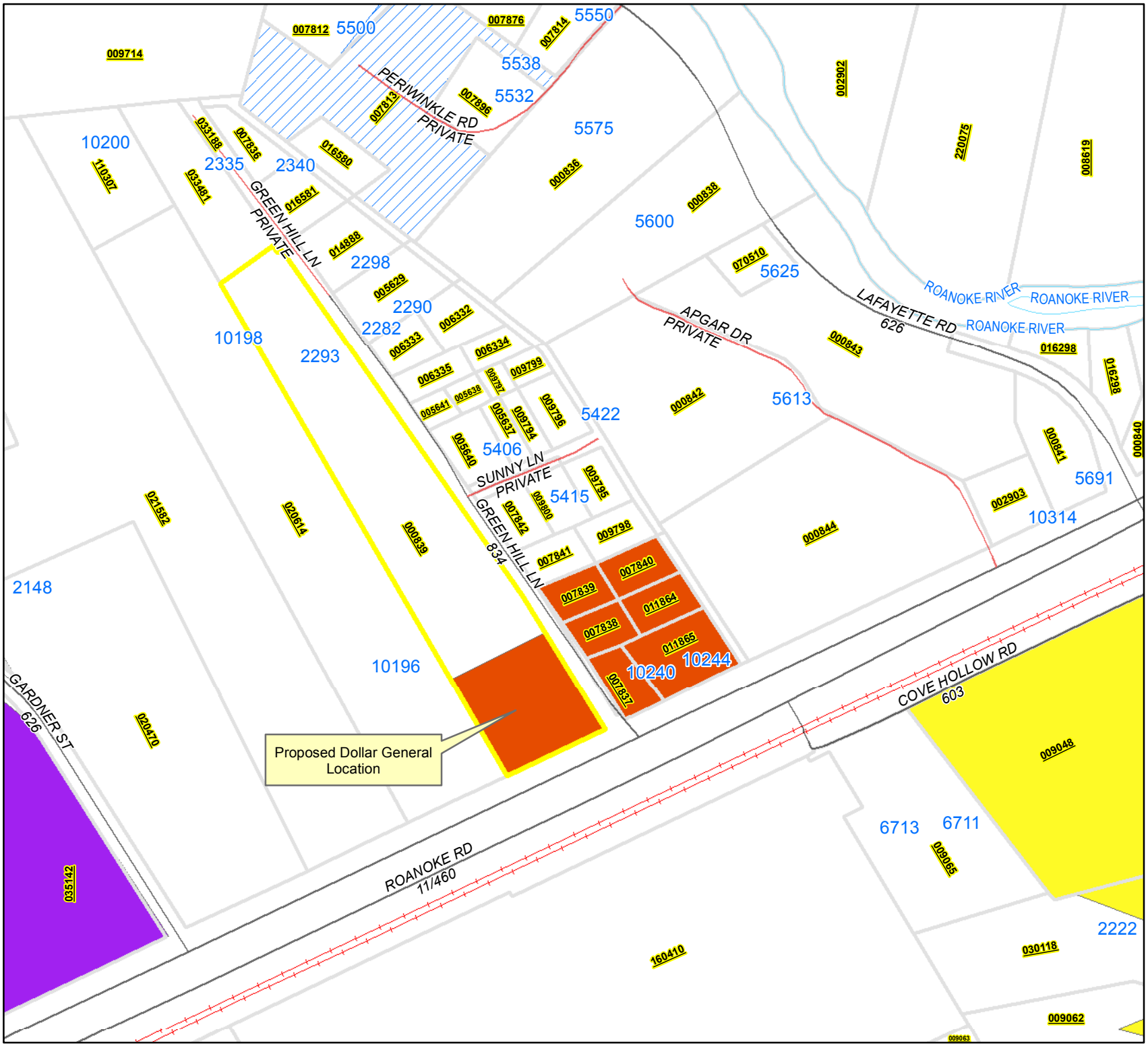
Dollar General Rezoning (Change in Proffers)

Legend

- Tax Parcels
- Subject Property (Dollar General)

0 37.5 75 150 225 300
Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 10/21/2015



Dollar General Rezoning (Change in Proffers)

Legend

- Tax Parcels
- Subject Property (Dollar General)

Zoning Class

- A1 - Agriculture
- GB - General Business
- PIN - Planned Industrial
- R3 - Residential
- Special Use Permits

0 37.5 75 150 225 300
Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 10/21/2015

Schaad Brown

REAL ESTATE BROKERAGE & MANAGEMENT

REZONING APPLICATION
FOR

JMB INVESTMENT COMPANY LLC

US 11/460 AT GREEN HILL LANE

A 1.28 AC PORTION OF TAX MAP ID#047-A-32

November 30, 2015

Prepared by: Aaron Dickenson, JMB Investment Company LLC.

325 Erin Drive
Knoxville, TN 37919
Phone: 865-200-4770 Fax: 865-200-4771

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: ROBERT & CHARLOTTE APGAR
Address: N/A VACANT LAND
2293 GREEN HILL LANE
ELLISTON, VA 24087
Phone 1:
Phone 2:
Email:

Agent: JMB INVESTMENT COMPANY LLC
Address: 325 ERIN DRIVE
Phone 1: 865-200-4770
Phone 2:
Email: AARON@SCHAADBROWN.COM

Location of Property/ Site Address: INTERSECTION OF US ROUTE 11 & GREEN HILL LANE

Legal Record of Property: Total Area: 1.281 of 7.121 ACRE LOT Acres Magisterial District SHAWSVILLE

Parcel ID: 47-A-32 Tax Parcel Number(s):

Rezoning Details: Current Zoning District: GB-1 CONDITIONAL USE Requested Zoning District: GB-1

Desired Use(s): DOLLAR GENERAL

Special Use Permit: Current Zoning District _____ Total Area/Acres: _____

Desired Use(s): _____

Comprehensive Plan Designation: VILLAGE EXPANSION

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.

Robert M. Apgar
Charlotte R. Apgar
Property Owner(s) Signature Date

Agent's Signature Date 10-9-15

FOR OFFICE USE ONLY

Date Received: _____ Application Number: _____

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

JMB – GREEN HILL LANE
COMPREHENSIVE PLAN JUSTIFICATION

The property described in the rezoning application is a proposed 1.28 acre tract and is part of Tax Map ID#047-A-32 consisting of 7.121 acres. This parcel is currently owned by Robert and Charlotte Apgar and is under contract with JMB Investment Company LLC. The parcel is currently vacant land with Moore's Chapel, Zoned A1, to its southwest and three parcels to the East across Green Hill Lane all zoned GB.

Currently, 65,000 square feet of the front of the 7.121 acre parcel are zoned GB; however, the only approved uses are automotive, light truck sales, service, rental and repair. This application requests that 1.28 acres of the property (as shown on the concept plan) be rezoned entirely to General Business to allow for a Dollar General store. This store will be 9,100 square feet and would create approximately 8 to 10 new jobs for the area.

The property resides in the Elliston/Lafayette Village area (designated for village expansion) and the requested zoning change to GB is consistent with the Montgomery County Comprehensive Plan and the Elliston/Lafayette Village Plan which designates this area as planned light industrial/commercial. 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."***

This piece of property is also located within the Lafayette Route 11/460 Corridor Plan. According to the plan, 3 key issues emerged as considerations that need to be strongly considered for development along the corridor:

1. Support economic development opportunities
2. Improve the safety of route 460 for all users
3. Maintain or enhance the scenic quality of the corridor

The proposed rezoning is justified by supporting all 3 of these issues in the following way:

1. Support economic development opportunities
    a. Dollar General will employ approximately 8 to 10 people while also enlarging the tax base
2. Improve the safety of route 460 for all users
    a. The proposed development utilizes existing traffic controls (deceleration lane off of 460 onto Green Hill Lane as well as a median cut off of 460 onto Green Hill Lane). In addition to the existing traffic controls, a left turn off of Route 11/460 will also be constructed and a realignment of the median will be completed. A shared use path will also be constructed as part of the development.
3. Maintain or enhance the scenic quality of the corridor
    a. The elevations maintain the surrounding design characteristics of the area and closely resemble the Rowe Furniture facility, facilities in the Elliston-Lafayette Industrial Park and the building across the street on Green Hill Lane.

325 Erin Drive
Knoxville, TN 37919
Phone: 865-200-4770 Fax: 865-200-4771

b. Landscaping and buffering will also be included with the development as well as along the proposed shared use path.

Comprehensive Plan Conformance

All of the items stated below are in direct conformance with the Montgomery County Comprehensive Plan:

1) PLU 1.6 – This property is located within the designated Village Expansion area.
2) PLU 1.6.3a – This is an opportunity to provide compatible expansion of an employment use as specifically mentioned.
3) PLU 1.6.3b – This is an appropriate non-residential/community use.
4) PLU1.6.4 – The current design as shown on the conceptual plan and architectural elevations are consistent with the development pattern of the buildings and business along US 11/460 including Rowe Furniture as well as the businesses in the Elliston/Lafayette Industrial Park. Most of the buildings from the Industrial Park to Green Hill Lane are a combination of block and pre-engineered building systems very similar to Dollar General's construction. In addition to the similarities of the building along this highway, provisions have been made to include safe pedestrian access as described in this section.
5) PLU 1.6.5a – Public water service will be utilized for this development.
6) PLU 1.6.5c – Provisions for a safe pedestrian environment have been made with the inclusion of a walk-way/sidewalk and installation of a cross walk across Green Hill Lane.
7) PLU1.7.4c – Safe pedestrian access will be provided.
8) PLU 1.7.4d – Setbacks will be adhered to.
9) PLU 1.7.5a – Public water will be utilized for the development.
10) PLU 1.7.5c – Access to the property will be off of Green Hill Lane.
11) PLU 1.7.5d – The design will accommodate pedestrians via the new shared use path.
12) PLU 1.7.5e – Stormwater design will meet all of the requirements of the village and county.
13) PLU 2.1(1) – The development is located within the Village expansion area
14) PLU 2.1(2) – The development will be served be public water
15) PLU 2.1(3) – The development will be accessed off of Green Hill Lane and comply with the permit (when received) from VDOT.
16) PLU 2.1(4) – A concept development plan has been provided showing all road, walkways, trails, landscaped area, etc.
17) ENV 1.5 – The development will utilize BMP's to maintain water quality.
18) ENV 5.6 – The development will provide stormwater management.
19) ENV 6.5 – The development will maintain pre-development drainage patterns.
20) ENV 7.0 – The development will manage stormwater and erosion to maintain/enhance human health and safety.
21) TRN 1.3.5 – Pedestrian facilities in the form of a walkway/sidewalk will be provided via the concept plan.
22) TRN 1.4 – An existing deceleration lane will be utilized for traffic traveling west on US 11/460 and a realigned median cut will be utilized for traffic turning onto Green Hill from the west to provide safe, orderly and efficient flow of traffic to and from the site. A left turn lane off of Route 11/460 will also be constructed.

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23) UTL 1.3 – 1.3.2 – A private sewer system will be utilized and constructed to health Department standards.
24) UTL 4.0 – Stormwater will be managed properly to maintain and enhance human health and safety.

In addition to these items, elements of the development that also conform to the Elliston/Lafayette Village Area Plan are as follows:

1) ELV 1.1 – The proposed rezoning to GB is in accordance with the Comprehensive Plan
2) ELV 1.2 – The development is within the Village Expansion area
3) ELV 1.2.3 – 1.2.4 – The development falls within in area in the Lafayette Village Plan that has a future land use of Planned Light Industrial/Commercial. This area, as stated in the Elliston/Lafayette Village Plan, seeks to do the following of which the Dollar General will support:
    a. Provide Opportunities to concentrate employment to keep working population in the village
        i. Dollar General would bring new employment to the area
    b. Typical uses would include nonresidential planned developments
        i. Dollar General is a nonresidential development
    c. Buffered from surrounding development by landscaped areas
        i. Reference concept plan for buffered landscape areas
    d. Vehicular, bicycle and pedestrian links should extend into the surrounding development
        i. Reference concept plan for pedestrian and bicycle walkway/sidewalk
4) ELV 1.3 – The requested zoning is the same classification of 3 parcels directly across Green Hill Lane and technically the same classification as it already is – With the exception of the conditional nature of the zoning. It is consistent with the Comprehensive Plan, Village Plan and Corridor Plan for this area.
5) ELV 4.0 – The proposed rezoning and Dollar General Development promotes economic and workforce development while helping to support the needs of the community.
6) ELV 11.0 – The proposed rezoning and development plan includes the construction of a pedestrian/bicycle walkway that will be built so that future land development can easily connect.
7) ELV 12 – Public water will be utilized for this development.

The following address the Additional Rezoning Requirements in the rezoning application, some of these items have already been addressed while some are not applicable.

a) The zoning district classification is consistent with the Comprehensive Plan, reference the Comprehensive Plan Conformance section of this document.
b) The property is already zoned GB with conditions, this rezoning would simply lift the conditions in order to develop the Dollar General store.
c) The property is already zoned GB with conditions, this rezoning would simply lift the conditions in order to develop the Dollar General store. There are 3 parcels immediately across the street zoned GB and owned by Gerald and Cynthia Martin. Rowe furniture is down the highway to the west, the industrial park is also down the highway to the west.

There is a convenience store/deli to the east – all of these uses are similar in commercial nature or compatible with a Dollar General.

d) Water and power area available and a septic system is feasible on the property (see attached report from Southwest Soils). The surrounding community and businesses in the area provide an adequate population to support the business.
e) An average Dollar General uses 1500 gallons of water per month.
f) NA
g) An average Dollar General location sees 75 cars per day. There is an existing median cut directly across from Green Hill Lane that will be realigned as well as a deceleration lane for traffic moving west on US 11/460 turning right onto Green Hill -- both of which will provide safe access for vehicular traffic to the property. Provisions have also been made to provide a walkway/sidewalk for pedestrian and bicycle traffic directly in front of the property, including a cross walk across Green Hill Lane. No through construction traffic will be present during construction. In addition, a left turn lane will be constructed off of Route 11/460 for traffic turning onto Green Hill Lane.
h) The conditional use for which the property was zoned was deemed not viable and subsequently not developed.
i) The property is outside of any areas deemed agricultural or forest districts – the property is outside of the flood plain.
j) The property is within the village expansion area and is designated as Planned light industrial/commercial. The Dollar General development would bring desired employment along with additional tax revenue.
k) The proposed rezoning and Dollar General development could help support the needs of both commercial and residential growth in the community.
l) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial).
m) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial). The property is under contract for an amount that is at or above current market value.
n) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial). Assuming the Comprehensive Plan, Village of Elliston/Lafayette Plan and Corridor Plan have taken growth trends and changes into account – the proposed rezoning and Dollar General Development fit within the findings/parameters of these plans.
o) NA
p) The property is a vacant piece of land and no historical features are present. Properties across Green Hill Lane are zoned GB and, to my knowledge, do not represent buildings with historical significance. The proposed development, as seen on the concept plan, would offer additional landscaping bordering the proposed walkway as well as additional landscape buffers.

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Knoxville, TN 37919
Phone: 865-200-4770 Fax: 865-200-4771

JMB Investment Company LLC – Green Hill Lane Dollar General
Rezoning Proffer Statement

Dated: November 30, 2015

Proffer Statement for a requested rezoning application of a 1.28 acre portion of Tax Parcel #047-A-32 located at 2221 Green Hill Lane.

The developer, JMB Investment Company LLC voluntarily proffers that this property will be developed and generally conform to the conditions set forth in this submission.

1) The property shall be developed in general conformance with the conceptual plan by Hurt & Proffitt dated 10/16/2015 and on file in the office of Montgomery County Planning & GIS.
2) The site will developed to be served by Montgomery County PSA for water and shall be on a private septic system until such time as a connection to PSA sewer is feasible.
3) A monument sign will be installed.
4) A wooden dumpster screen, or similar, will be provided.
5) A combination of wood fencing and landscaping will be used on the north property boundary abutting Mr. Apgar's residence and along the west property boundary abutting the Moores Chapel property. Landscaping per the Zoning Ordinance requirements will be utilized along the other two property boundaries.
6) A varying width -10' maximum, asphalt shared use path, and associated landscaping, consistent with the Village Transportation Links Plan and the Lafayette Route 11/460 Corridor Plan will be installed from the pavement edge of Green Hill Lane along the south property line paralleling Route 460 to the western boundary line, inside a dedicated public easement.
7) Architectural elevations are proffered per the attached design labeled A02 Elevations/Exterior Finish Schedule and dated 7/20/15
8) The property will be subdivided along the zoning line based on the zoning for this application
9) A new left turn lane on route 11/460 NBL, and a median realignment with Green Hill Lane, will be constructed as part of the project in accordance with VDOT Road and Bridge Standards and Specifications, to provide safer vehicular access to Green Hill Lane, not only for the proposed business but also the adjoining land owners.

_____

Aaron Dickenson – Applicant/Developer Date

_____

Robert Apgar – Current Property Owner Date

Notary for Applicant/Developer

State of Tennessee
County of Knox

The foregoing instrument was acknowledged before me this _____ day of _____2015 by:

_____ of Knox County.

_____
Notary Public

My Commission expires _____

Notary for Property Owner

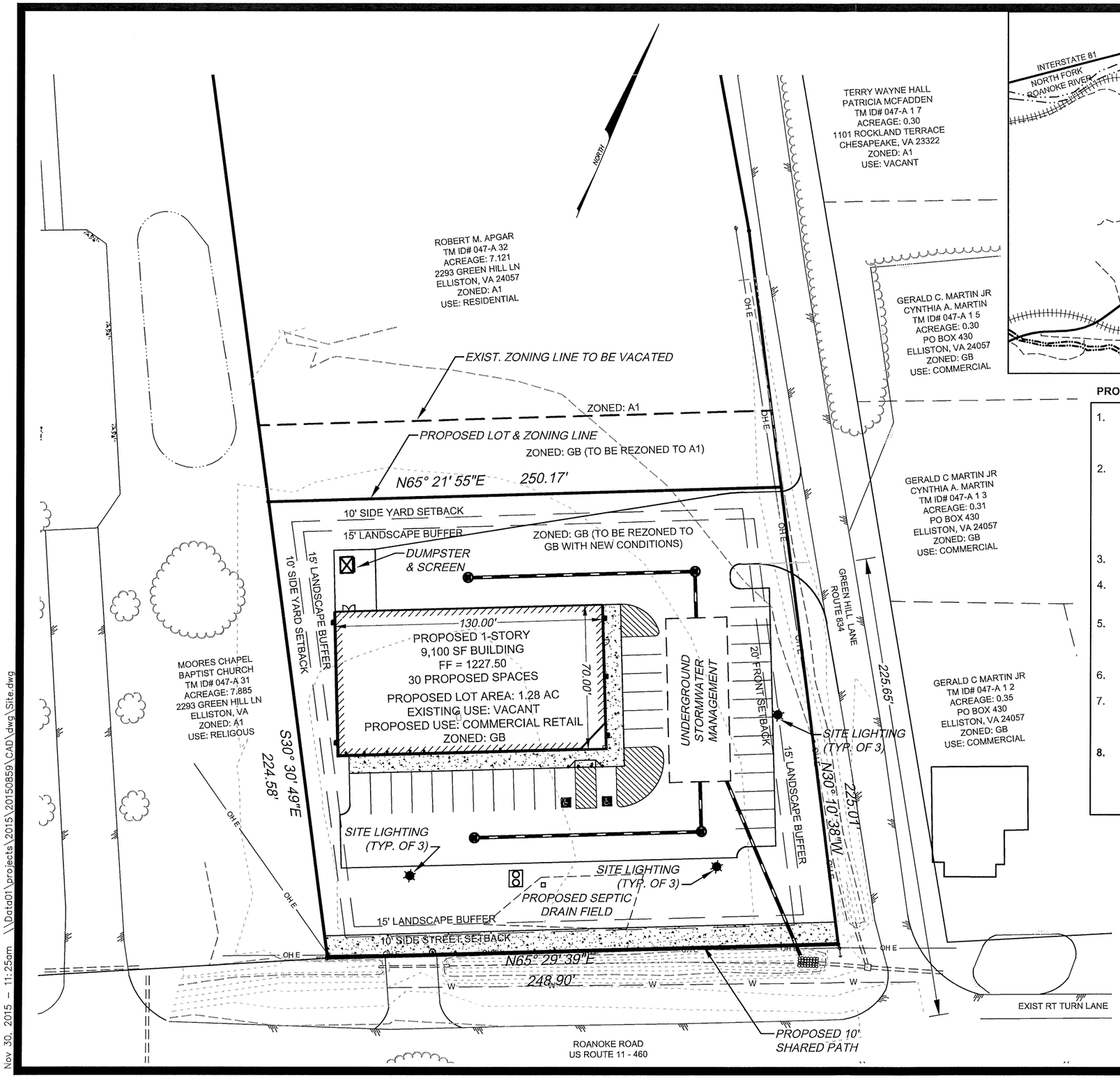
State of Tennessee
County of Knox

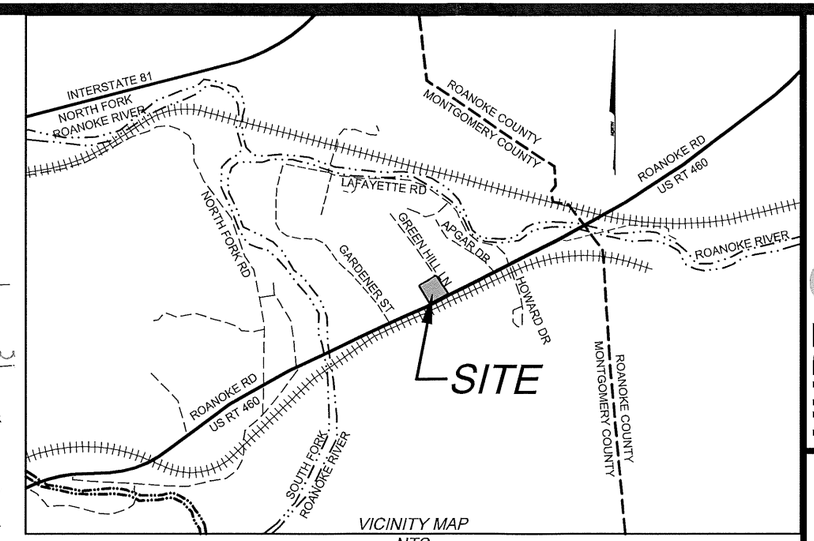
The foregoing instrument was acknowledged before me this _____ day of _____2015 by:

_____ of Knox County.

_____
Notary Public

My Commission expires _____





VICINITY MAP
NTS

PROPERTY NOTES:

1. SITE & OWNERS: ROBERT M. APGAR
   SITE ADDRESS: 2291 GREENHILL LANE
   ELLISTON, VA 24057

2. DEVELOPER: JMB INVESTMENTS COMPANY, LLC.
   CONTACT AARON DICKENSON
   ADDRESS 325 ERIN DRIVE
   KNOXVILLE, TN 37919
   PHONE 865.200.4771
   EMAIL AARON@SCHAADBROWN.COMCO

3. SITE PROPOSED USE: COMMERCIAL RETAIL

4. SITE ZONED: GB (WITH CONDITIONS)/A1
   SITE PROPOSED ZONE: GB (WITH CONDITIONS)/A1

5. AREA TO BE REZONED TO GB (WITH NEW CONDITIONS) = 1.28 AC
   AREA TO BE REZONED FROM GB TO A1 = 0.22 AC
   AREA TO BE REMAIN A1 = 5.621 AC

6. PROPOSED PARKING 32 SPACES

7. EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT NO DIRECT ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE SHARED WITH A RESIDENTIAL DISTRICT.

8. **THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #51121C0177C DATED SEPTEMBER 25, 2009.**

50 25 0 50 100
GRAPHIC SCALE IN FEET
1" = 50'

HURT & PROFFITT
2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4906 TOLL FREE
434.847.7796 MAIN
434.847.0047 FAX
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

CONCEPT DEVELOPMENT DRAWING FOR DOLLAR GENERAL ELLISTON, VIRGINIA

PROJECT NO.	20150859
LAT.	
LONG.	
DATE:	11/30/2015
DRAWN BY:	RKW
CHECKED BY:	PSB

SHEET NO.
1 OF 1

Nov 30, 2015 – 11:25am \\Data01\projects\2015\20150859\CAD\dwg\Site.dwg

MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

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

William H. Brown, Chairman
Christopher A. Tuck, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Gary D. Creed, Member
Matthew R. Gabriele, Member
M. Todd King, Member
Annette S. Perkins, Member

Robert C. Fronk, PE
PSA Director

August 7, 2015

Mr. Aaron Dickenson
Via email: Aaron@schaadbrown.com

RE: Availability No. 15-22
2293 Green Hill Lane
Proposed Commercial Development
Tax Map No. 047-A 32
Tax ID 000839
Water/Sewer

Dear Mr. Dickenson:

Public water is available and sanitary sewer can be made available to this property at 2293 Green Hill Lane, Tax Map No. 047-A 32.

Public water service can be provided by connection to either the six-inch water line located along Roanoke Road or the six-inch water line located along Green Hill Lane adjacent to this property. The hydraulic grade line of the water system is 1426 feet MSL. Domestic water service will require means to reduce the domestic water pressure to 80 psi or less. A table providing facility fees per water meter size follows. Actual costs for the selected water meter(s) will be provided during the plan review process. Be advised that a separate fire service must be metered with cost of the meter installation also based upon actual costs to the PSA. Also be advised that a separate fire service is billed a monthly rate based upon meter size. It is your responsibility to install the service lines from the meter to the building under the provisions of the plumbing code. The installation and maintenance of the pressure-reducing valve shall be the property owner's responsibility.

Public sewer can be provided by a public sewer main extension of approximately 1,100 feet to this property from the public sewer main along the same side of Roanoke Road to the east of the subject property. Since this is a proposed non-residential facility, you will be required to complete and submit a non-residential sanitary sewer checklist prior to plan approval and to install a sampling manhole on the sewer lateral. The owner would be responsible for the cost of the public sewer main extension, public easements, highway permits, and any other associated requirements. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee.

Please be advised that this property would discharge to the Elliston-Lafayette Regional Wastewater Collection and Treatment System which requires the installation of a septic tank on the subject property at the owner's expense. The owner would also be required to execute a User Agreement prior to discharging to this system.

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

A selection of water and sewer fees based upon water meter size is provided for your information:

Water Meter Size	Water Facility Fee	Sewer Facility Fee	Sewer Pump Station Facility Fee
5/8"	$ 2,500.00	$ 3,000.00	$ 750.00
1"	$ 6,250.00	$ 7,500.00	$ 1,875.00
1 1/2"	$ 12,500.00	$ 15,000.00	$ 3,750.00
2"	$ 20,000.00	$ 24,000.00	$ 6,000.00
3"	$ 37,500.00	$ 45,000.00	$11,250.00

Please be advised that fire services are billed at a monthly rate according to the size of the service line. The fire service rates are as follows:

2" Meter/Service Line: $32.00 / month
3" Meter/Service Line: $60.00 / month
4" Meter/Service Line: $100.00 / month
6" Meter/Service Line: $200.00 / month

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Additional comments will be provided upon receipt of the site development plans. Payment of the water and sewer facility fees for this development would be required prior to approval of the site plan.

The PSA must inspect the water and sewer laterals between the water meter and public sewer to the building. You should coordinate the inspection of these laterals with the PSA prior to installation.

Also be advised that this development must also meet all Montgomery County Planning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the development of this property.

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

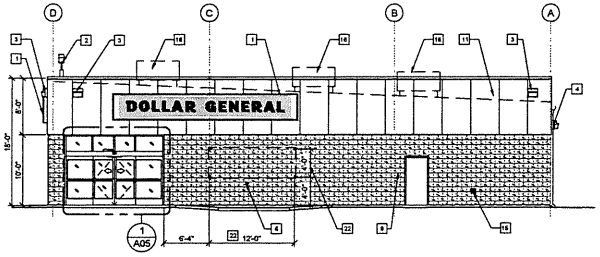
If the owner wants to proceed with water or sanitary sewer service, please have your engineer contact me for details. ***This letter and stated fees are only valid to August 1, 2016.***

If you should have questions or need additional clarification of the above information, please call me at (540) 381-1997.

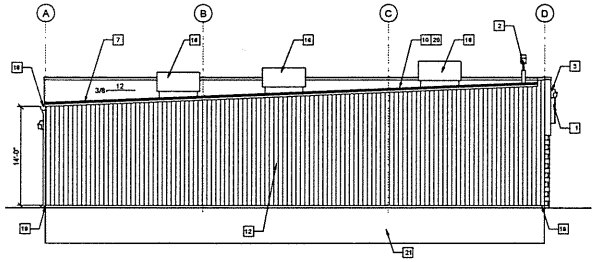
Sincerely,

Robert C. Fronk, PE
PSA Director

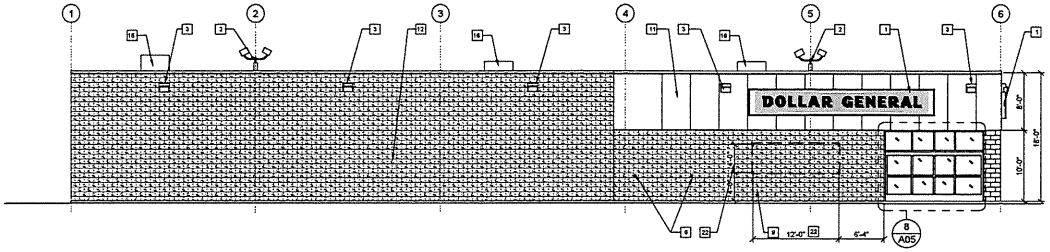
cc: Montgomery Co. Planning Dept.



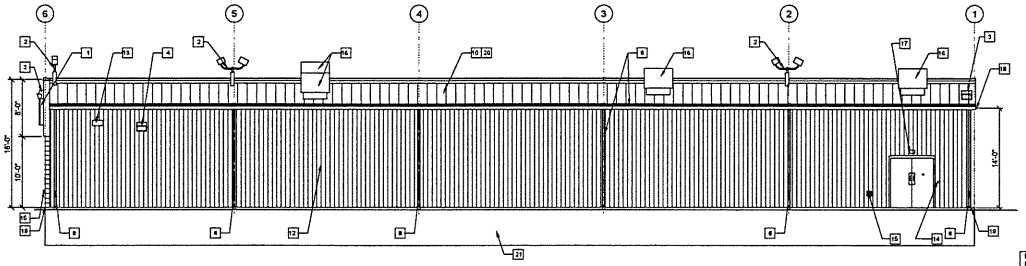
1 A02 LEFT ELEVATION
SCALE: 1/8"=1'-0"



2 A02 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



3 A02 FRONT ELEVATION
SCALE: 1/8"=1'-0"



4 A02 REAR ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
2. BI-DIRECTONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. WALL PACK. 16'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
4. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. WALL PACK. (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
6. RECEPTACLE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9. 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
10. STANDING SEAM METAL ROOF. GALVALUME FINISH.
11. PRE-FINISHED METAL WALL PANELS. REVERSE RIB PROFILE. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
12. PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
13. VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
15. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
18. MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
20. IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21. PAINT EXPOSED FOUNDATION WALL TO MATCH METAL PANEL
22. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS, DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.

PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (901) 748-6103					STAR BUILDING SYSTEMS ATTN: JEFF HORN (866) 664-8699					NUCOR BUILDING SYSTEMS ATTN: BOB BARRY (315) 622-4440 (260) 637-7891					BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER (800) 633-3378					CHIEF BUILDINGS ATTN: ERIN SULLIVAN (308) 385-4628 (308) 390-5199				
EXTERIOR FINISHES EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEM'S FINISH SELECTION.	COOL EGYPTIAN WHITE	COOL DARK BRONZE	BRONZE	COOL COTTON WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE KYNAR 500	BRONZE	POLAR WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE KYNAR 500	BRONZE	POLAR WHITE	GALVALUME	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	GALVALUME	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	GALVALUME
GUTTERS	•					•					•					•					•				
DOWN SPOUTS	•					•					•					•					•				
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)	•					•					•					•					•				
SPLIT FACED ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE PRE-FINISHED OR PAINTED (2 COATS-LOXON XP MASONRY COATING A24W400 SERIES) TO MATCH THE METAL WALL PANELS	•					•					•					•					•				
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA				•					•					•					•					•	
BUILDING PARAPET WALL AND CANOPY			•					•					•					•					•		
STOREFRONT SYSTEM				•					•					•					•					•	
STANDING SEAM METAL ROOF PANELS					•					•					•					•					•
LINER PANELS (INTERIOR SALES FLOOR)				•					•					•					•					•	

NOTE:
1. REFER TO SHEET T-1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.

C.L. Helt, Architect Inc.
1136 Greenwood Cliff
Charlotte, NC 28204
Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL CHETHELT @ CLHELT.COM

ARCHITECT'S PROJECT # 15176

Project : DOLLAR GENERAL FOR JMB INVESTMENT CO. U.S. ROUTE 11 ELLISTON, VA
DESIGN BASED ON 2015 PROTOTYPE CRITERIA SET PLAN 'D'

Sheet Description : ELEVATIONS/ EXTERIOR FINISH SCHEDULE

Seal 07/20/15

THE DRAWING AND THE DESIGNS ARE THE COPYRIGHT OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE WRITTEN WITTEN APPROVAL OF C.L. HELT ARCHITECT INC. AND/OR TIMOTHY CHRISTOPHER ARCHITECT

Drawn By : M. BENITEZ

Checked By : D. MYERS

Revisions :
1
2
3

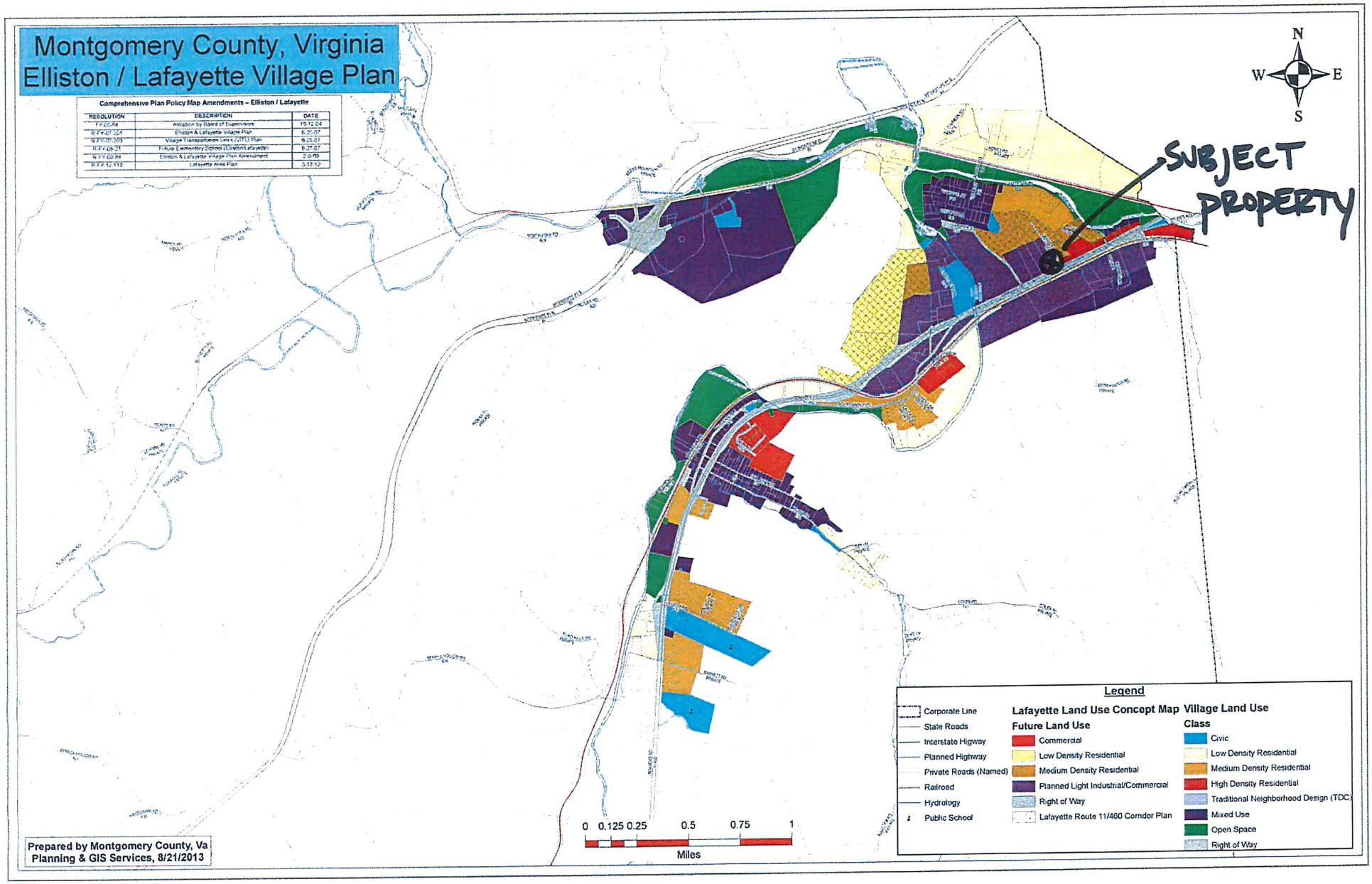
Date : 11-6-15

Sheet No. A02

Montgomery County, Virginia
Elliston / Lafayette Village Plan

Comprehensive Plan Policy Map Amendments – Elliston / Lafayette

RESOLUTION	DESCRIPTION	DATE
R-FY-05-04	Adoption by Board of Supervisors	15-12-04
R-FY-07-201	Elliston & Lafayette Village Plan	6-25-07
R-FY-07-202	Village Transportation Links (VTL) Plan	6-25-07
R-FY-08-21	Private Elementary Schools (Elliston/Lafayette)	8-27-07
R-FY-09-04	Elliston & Lafayette Village Plan Amendment	2-9-09
R-FY-12-110	Lafayette Area Plan	3-13-12



Prepared by Montgomery County, Va
Planning & GIS Services, 8/21/2013

Existing Conditions Analysis

Prior to the June 8 work sessions, the consultant team conducted a brief analysis of existing conditions, regional trends and other factors that could influence the future development and evolution of the Route 11/460 Corridor. Some of the results of this analysis are summarized below and in the section that follows. In addition to those summarized in the report, the following plans/studies were also reviewed for this planning effort:

- Montgomery County Comprehensive Plan
- Virginia Tech Villages Study
- Roanoke County: Glenvar Plan
- Wilderness Road initiative

Study Area

The study area encompasses the land around the Route 11/460 Corridor that runs from the Roanoke County line to the intersection with the Norfolk Southern Railroad . The map shows the important destinations within the study area including Rowe Furniture, the Fire Department, Elliston-Lafayette Elementary School, and the Village of Lafayette.

Existing zoning

The study area is primarily zoned A-1 agriculture. Two larger parcels are zoned Planned Industrial and Manufacturing and a number of smaller parcels are zoned general business.

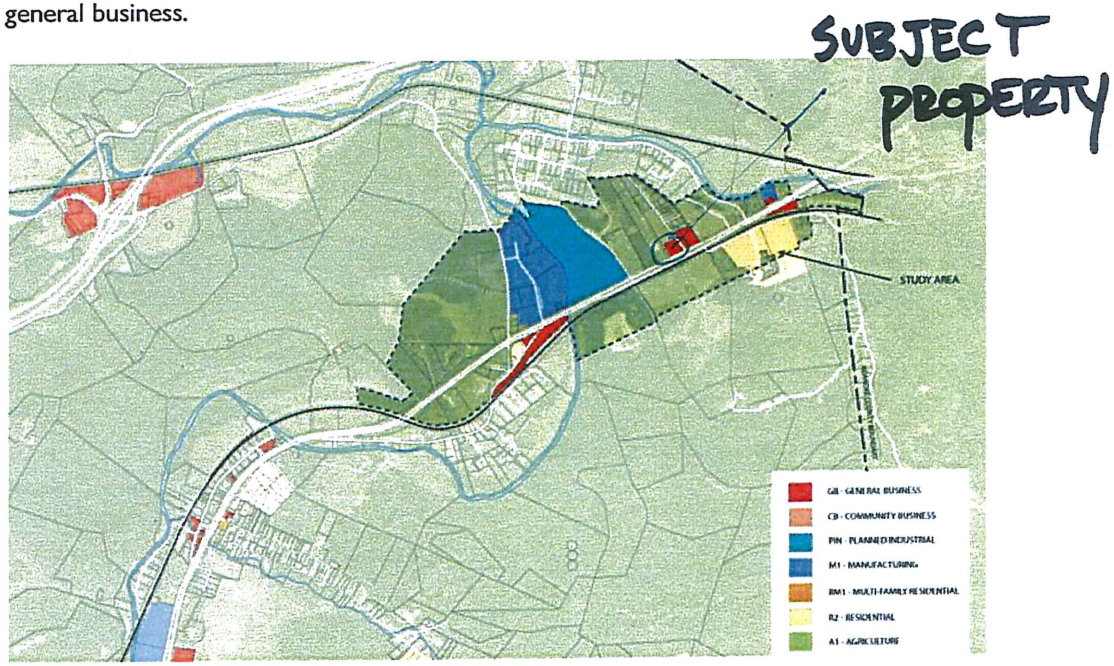


Figure 2. Map of Existing Zoning

Topography

The eastern portion of the County has significant topography with large amounts of land in steep slopes that are greater than 20%. The study area, however, is relatively flat in comparison.

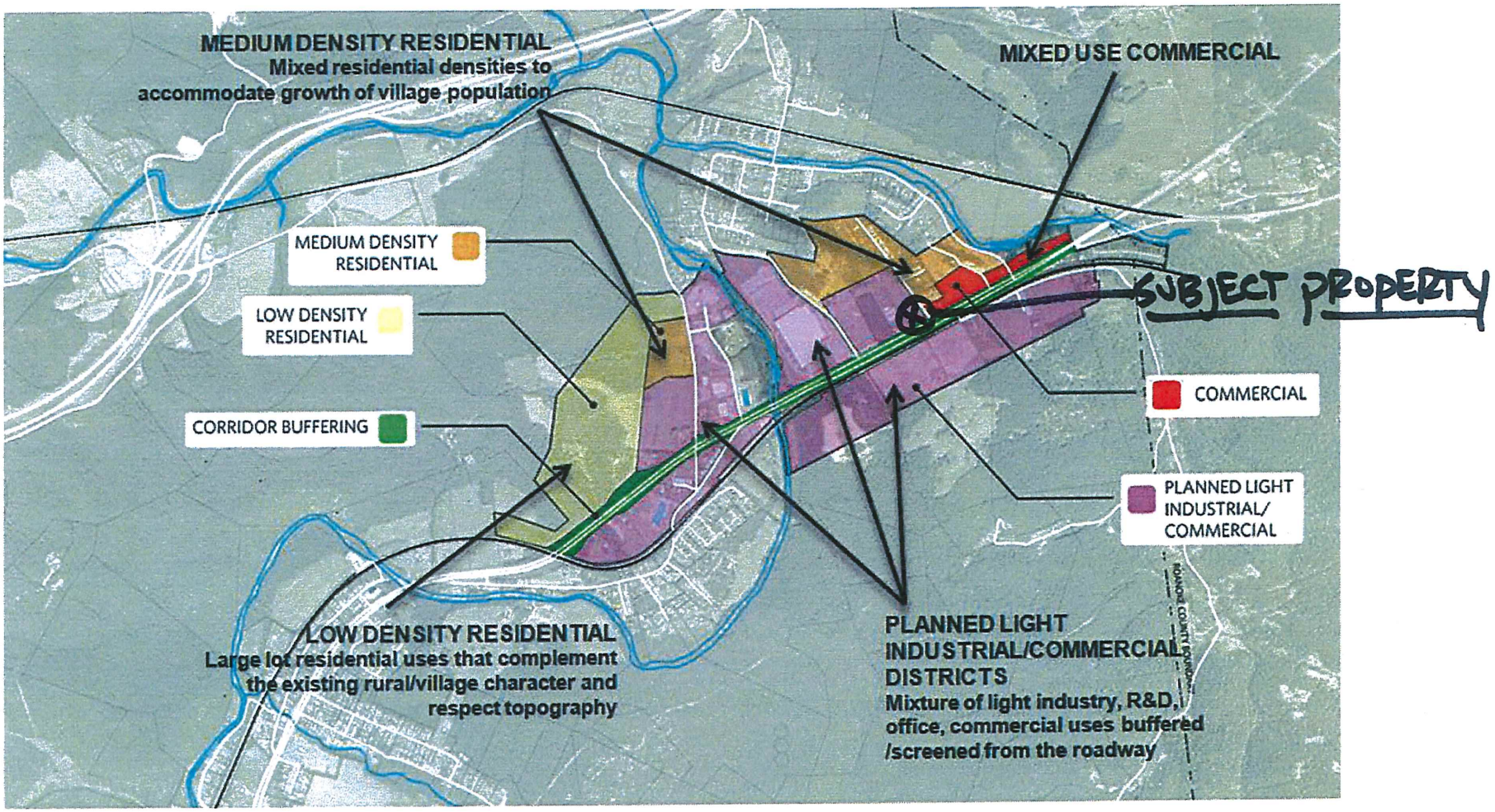


Figure 14. Diagram of land use concept for the Route 11/460 Corridor

Elliston and Lafayette Village Plan

In 2007, the County adopted the Lafayette & Elliston Village Plan, which created a specific future land use plan for the villages and village expansion areas and established a vision for growth and development through 2030. The plan highlighted the need for increased economic development, improved multimodal transportation options, historic preservation, natural resource protection and increased recreational activities.

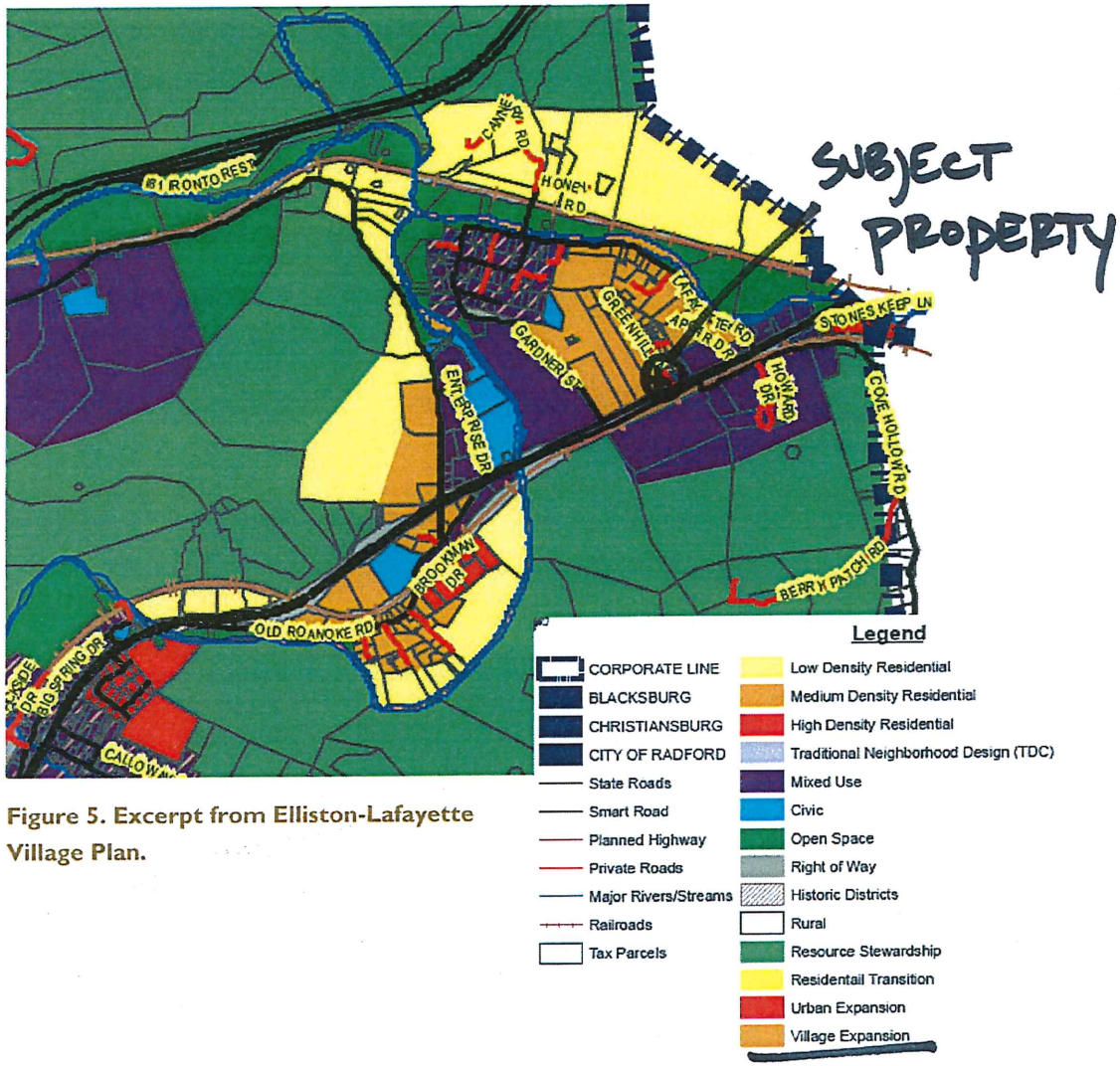


Figure 5. Excerpt from Elliston-Lafayette Village Plan.

OSE/PE Report for:

Construction Permit ☐ Certification Letter ☐ Subdivision Approval ☑

Property Location:

911 Address: _____ City: _____

Lot New Section _____ Subdivision Robert Apgar

GPIN or Tax Map # 047-A-32 portion Health Dept ID # _____

Latitude _____ Longitude _____

Applicant or Client Mailing Address:

Name: Robert Apgar

Street: 2293 Green Hill Ln.

City: Elliston State VA Zip Code 24087

Prepared by:

OSE Name Stephen Dalton License # 1940001068

Address PO Box 90

City Woodlawn State VA Zip Code 24381

PE Name: _____ License # _____

Address _____

City _____ State _____ Zip Code _____

Date of Report _____ Date of Revision #1 _____

OSE/PE Job # _____ Date of Revision #2 _____

Contents/Index of this report (e.g., Site Evaluation Summary, Soil Profile Descriptions, Site Sketch, Abbreviated Design, etc.)

1. Application
2. Soil Summary
3. Soils Descriptions
4. Primary Abbrev. Design
5. Reserve Abbrev. Design
6-11. Ksat worksheets
12-14. Maps

Certification Statement

I hereby certify that the evaluations and/or designs contained herein were conducted in accordance with the Sewage Handling and Disposal Regulations (12 VAC5-610), the Private Well Regulations (12 VAC5-630) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations of the Commonwealth that have been duly issued by the applicable agency charged with licensure to perform the work contained herein.

☑ The work attached to this cover page has been conducted under an exemption to the practice of engineering, specifically the exemption in Code of Virginia Section 54.1-402.A.11

I recommend that a (select one): construction permit ☐ certification letter ☐ subdivision approval ☑ be (select one) issued ☑ denied ☐.

OSE/PE Signature _____ Date 10/12/15