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 **Montgomery County Board of Supervisors** to rezone approximately 4.878 acres from Conservation (C1) and Manufacturing Light (ML) to Agricultural (A1), to incorporate the property into the existing Agricultural (A1) zoning district. The property is located at 480 Cinnabar Rd; identified as tax map nos. 67-A-234, 67-A-161A (Parcel No. 035206, 034291) in the Central Montgomery Magisterial District (District B). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

During our meeting on December 9th the Planning Commission held a public hearing on the applicant's request for rezoning a total of 4.878 acres with approximately 0.67 acres from Conservation (C1) to Agricultural (A1) and 4.208 acres from Manufacturing Light (ML) to Agricultural (A1) to incorporate the property into the existing Agricultural (A1) zoning district. Commissioners felt the proposed use was consistent with the Montgomery County 2025 Comprehensive 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 animal care and adoption center to be located on the property, grading activity on surrounding sites, and the proposed boundary line adjustment to combine adjoining County properties.

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

Enclosures: 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 **Montgomery County Board of Supervisors** to rezone approximately 4.878 acres from Conservation (C1) and Manufacturing Light (ML) to Agricultural (A1), to incorporate the property into the existing Agricultural (A1) zoning district. The property is located at **480 Cinnabar Rd**; identified as tax map nos. 67-A-234, 67-A-161A (Parcel No. 035206, 034291) in the Central Montgomery District (District B). The property currently lies in an area designated as Rural in the 2025 Comprehensive Plan.

I. NATURE OF REQUEST

Montgomery County Board of Supervisors is requesting the rezoning approximately 4.878 acres from Conservation (C1) and Manufacturing Light (ML) to Agricultural (A1) to incorporate the property into the County's existing A1 parcel.

II. LOCATION

The subject property is located at **480 Cinnabar Rd**; identified as tax map nos. 67-A-234, 67-A-161A (Parcel No. 035206, 034291) in the Central Montgomery District (District B). The properties directly adjoining the applicant's parcel to the west and south are currently zoned Agricultural A-1 and consist of a variety of public uses and vacant property. The properties located to the north are zoned General Business (GB) and Multi-family Residential (RM-1) and consist of a variety of uses including a church, tractor sales, etc.

III. BACKGROUND

In 2001, the 4.208 acre parcel was rezoned from Agricultural (A1) to Manufacturing Light (ML) with proffered conditions; however, has remained undeveloped and has been acquired by Montgomery County Board of Supervisors and will be used for a portion of the new animal care and adoption center. The 0.67 acre parcel, also included in this request, was previously zoned I2 in the Town of Christiansburg. This November a boundary line agreement was finalized with the Town of Christiansburg and the parcel is now located in Montgomery County. According to County Code, any parcel becoming part of the County due to a boundary adjustment with a neighboring jurisdiction is automatically zoned Conservation (C1).

IV. IMPACTS

Given the proposed use of the property is the same with the rezoning request, impacts are very limited.

Transportation

VDOT has reviewed the proposed plans for the animal care and adoption center and has issued approval (see attached letter dated November 23, 2015) with the condition that a Land Use Permit be obtained once a contractor for the project is selected.

Infrastructure

Public water and sewer is available and will be provided by the Town of Christiansburg per the agreement with the PSA.

Schools

This development would not impact the Montgomery County Public Schools.

Environment

The subject property does not lie within a FEMA designated flood zone and is located in an area known for shrink swell soils. Soil tests will be required by the Building Inspection Department prior to construction.

V. COMPREHENSIVE PLAN

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

According to section PLU 1.4.3 (Rural Communities) of the Montgomery County Comprehensive Plan:

The County does encourage the maintenance, enhancement and where appropriate, the expansion of existing community facilities that serve a regional need.

Section PLU 1.8.5 of the Comprehensive Plan states:

Urban Expansion Areas will be the primary focus for public facility investments occurring outside the towns, the City, or the Villages. Urban Expansion Areas will be the preferred location for new community facilities that cannot be located in towns, the City, or the Villages.

The proposal appears consistent with the Planning and Land Use chapter of the Montgomery County 2025 Comprehensive Plan. Rezoning to Agricultural will preserve the rural area and both designations support the expansion/replacement of the existing public facilities. 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 per 10-21 of the Montgomery County Code. The proposed rezoning is a logical approach given the surrounding land uses.

The proposed zoning changes will not present a significant change in land use and will allow existing County properties to be combined into one parcel through a boundary line adjustment survey.

VII. STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning of 4.208 acres from Manufacturing (M1) and 0.67 acres from Conservation (C1) to Agricultural (A-1).

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
VDOT Letter dated November 23, 2015
Application Materials including:
- Application
- Concept Sketch

Animal Care and Adoption Center Request for Rezoning (C1 & ML to A1)

Parcel IDs 034291 & 035206

Legend

- Corporate Line
- Tax Parcels
- Subject Property

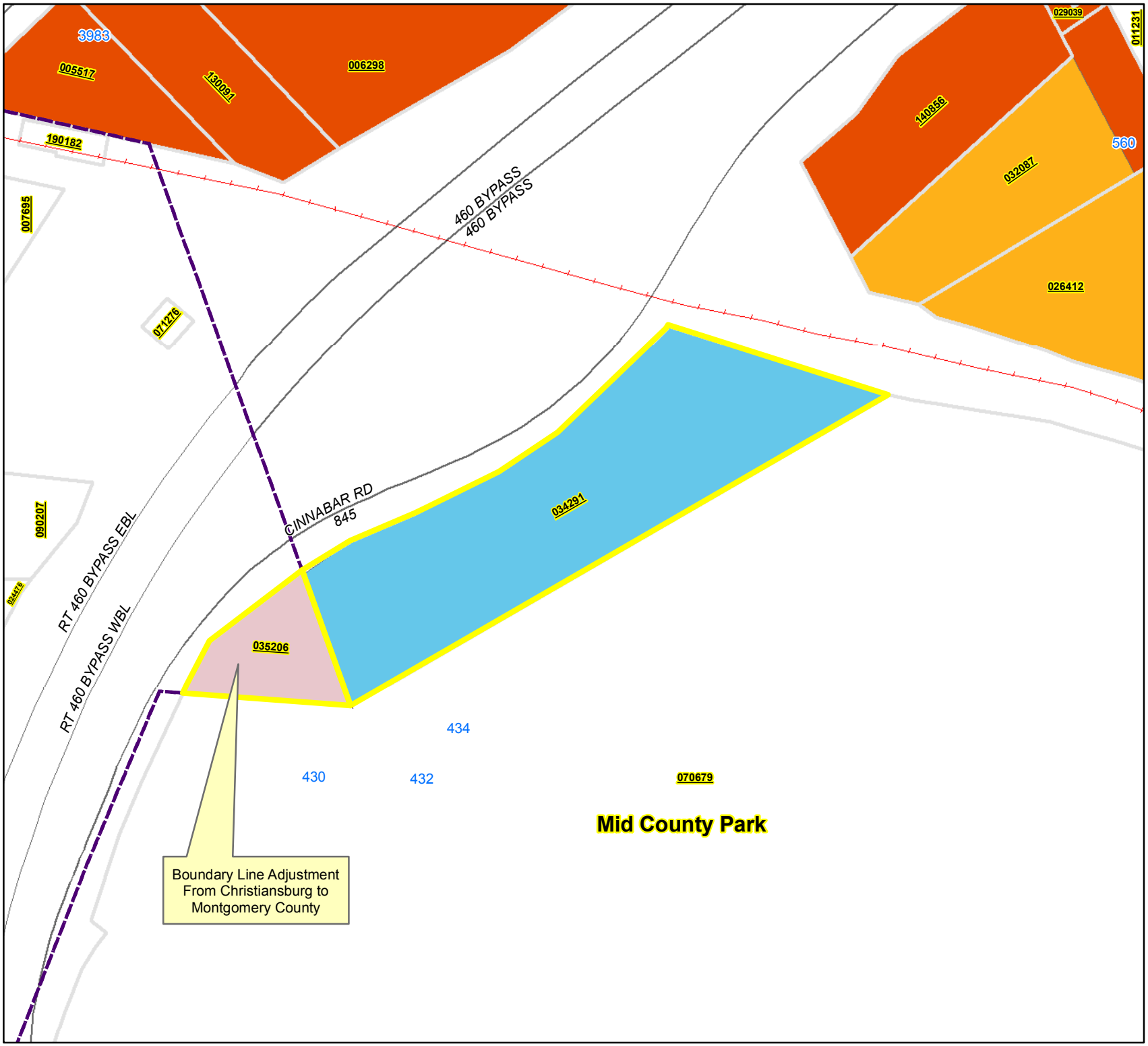
Boundary Line Adjustment Pending

0 25 50 100 150 200
Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 11/04/2015

Animal Care and Adoption Center Request for Rezoning (C1 & ML to A1)

Parcel IDs 034291 & 035206



Legend

- Corporate Line
- Tax Parcels
- Subject Property

Zoning Class

- A1 - Agriculture
- C1 - Conservation
- GB - General Business
- ML - Manufacturing Light
- RM1 - Multi-Family Residential

0 25 50 100 150 200
Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 11/04/2015

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
731 Harrison Ave., P.O. Box 3071
Salem, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

November 23, 2015

Dari S. Jenkins
Planning & Zoning Administrator
County of Montgomery
755 Roanoke Street, Suite 2A
Christiansburg. Virginia 24073

RE: MONTGOMERY COUNTY ANIMAL ADOPTION & CARE CENTER
Off Route 845, Cinnabar Road, Montgomery County
Plan Approval

Dear Dari:

Plans (seal date 11/13/2015) were received on November 13, 2015, with a revised Entrance Sight Distance Sheet C204. The documents have been reviewed for items that affect the state maintained right of way (SR 845), specifically with respect to commercial entrances, planned work within the right of way, and concentrated flow directed to the right of way, and no revisions are required.

Required Items Prior to Land Use Permit (LUP) Issuance:

- A Land Use Permit shall be obtained prior to any work within the right of way. Item and fee are shown under Notes 29-32 on C001. **No further action is required until** Contractor is selected; Application Package is completed: Fee, Surety, and Traffic Control Plan are provided. The estimated surety amount of $70,000 is noted. In the event that actual bid prices adjust the estimate, the Permit may reflect the revised estimate.

It is the responsibility of Montgomery County to ensure compliance with all appropriate stormwater management and erosion and siltation laws and regulations; therefore we did not review this development for such features beyond ensuring that they would have no impacts upon the existing or future VDOT right of way.

Should you have any questions, please do not hesitate to call. Thank you.

Sincerely,

Paul J. Brown, P.E.
VDOT, Christiansburg Area Land Use

cc: Jeremiah W. Tuggle, Thompson & Litton
Doug Burton, County of Montgomery
Brea Hopkins, County of Montgomery
Emily Gibson, County of Montgomery

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: Montgomery County BOS
Address: 755 Roanoke Street
Christiansburg, VA24073
Phone 1: 540-382-6954
Phone 2:
Email:

Agent:
Address:
Phone 1:
Phone 2:
Email:

Location of Property/ Site Address: 480 Cinnabar Rd

Legal Record of Property: Total Area: ~5 Acres Magisterial District Shawsville

Parcel ID: 035206,[redacted] Tax Parcel Number(s): ~~406-A-13D~~, 067-A-161A ~~67-A-254~~

Rezoning Details: Current Zoning District: C1/ML Requested Zoning District: A1

Desired Use(s): Public Use/Public Facility, Animal Care/Adoption Center

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

Desired Use(s): _____

Comprehensive Plan Designation: Rural

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.

MONTGOMERY COUNTY BD OF SUPERVISORS by:

Agent's Signature Date

12/1/15

Property Owner(s) Signature Date

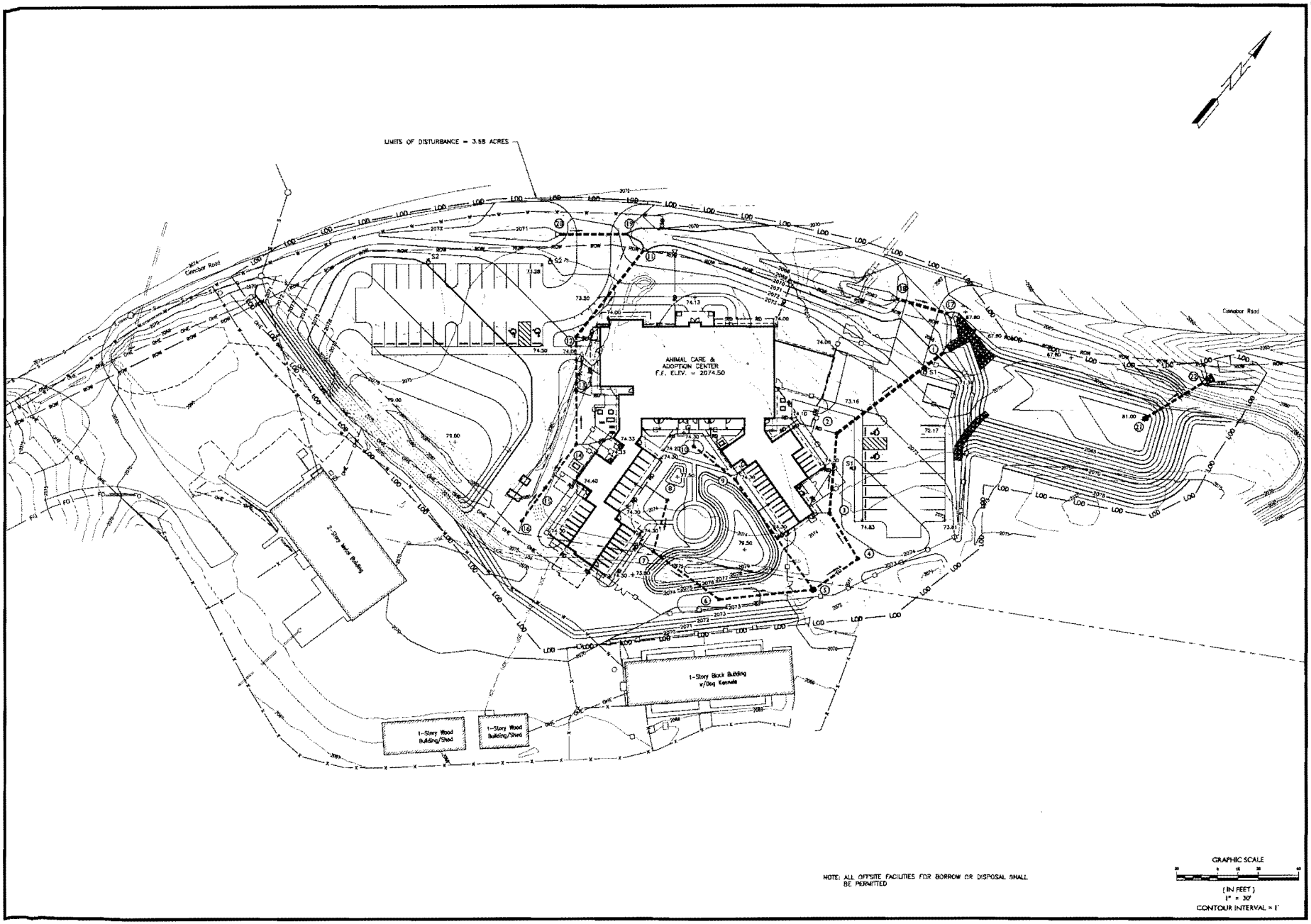
COUNTY ADMINISTRATOR

FOR OFFICE USE ONLY

Date Received: 11/2/2015 Application Number: R2-2015-13461

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

ORIGINAL



NOTE: ALL OFFSITE FACILITIES FOR BORROW OR DISPOSAL SHALL BE PERMITTED

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 30'
CONTOUR INTERVAL = 1'

Seal: COMMONWEALTH OF VIRGINIA JEREMIAH W. TURNER Lic. No. 53677 10/2/15 PROFESSIONAL ENGINEER

MONTGOMERY COUNTY ANIMAL CARE & ADOPTION CENTER
Christiansburg, Virginia

GRADING PLAN

No.	Date	Description

Designed	MAM, PLS
Drawn	JAG
Checked	JWT
Date	10-02-15

Project No. 12430

THOMPSON & LITTON

Sheet No. C201

User: sas_grenia DateTime: Oct 1, 2015 - 5:41pm Filename: R:\ENGINEERING\projects\12430-07 Hunt Co Animal Shelter\DWG\Site Plan 9-30-15.dwg