

MONTGOMERY COUNTY PLANNING COMMISSION
January 14, 2009
SITE VISIT AGENDA

4:00 PM **Depart Government Center**

4:15 PM **310 Ferguson Drive**

A request by **Two Way Radio, Inc** (Agent: Chris Pfohl) for a Special Use Permit (SUP) on approximately 0.52 acres in a General Business (GB) zoning district to allow a contractor service establishment. The property is located at 310 Ferguson Drive, and is identified as Tax Parcel No(s). 67-4-3 (Acct No. 002520), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

4:45 PM **4338 Prices Fork Road**

A request by **MSH of VA, LLC** (Agent: Larry Smith) for a Special Use Permit (SUP) on approximately 1.924 acres in a Community Business (CB) zoning district to allow farm machinery sales and service and feed and seed store. The property is located at 4338 Prices Fork Road, and is identified as Tax Parcel No(s). 51-A-101, 101A (Acct No. 013755), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as the Village of Prices Fork in the Comprehensive Plan.

5:15 PM **Dinner @ Macado's, 922 University City Blvd, Blacksburg**

6:30 PM **Return to Government Center**

MONTGOMERY COUNTY PLANNING COMMISSION

January 14, 2009 @ 7:00 P.M.

Board Room, Government Center

AGENDA

CALL TO ORDER:

DETERMINATION OF A QUORUM:

PUBLIC ADDRESS:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC HEARING:

1. A request by Richard A. Rose for a Special Use Permit (SUP) on approximately 0.234 acres in a Residential (R-3) zoning district to allow a Manufactured Home, Class A (doublewide). The property is located at 3824 Truman Ave., and is identified as Tax Parcel No(s). 090-1BK-B-12E (Acct No. 100531), in the Riner Magisterial District (District D). The property currently lies in an area designated as High Density Residential in Plum Creek Village in the Comprehensive Plan.
 - a. Staff Presentation (Jamie MacLean)
 - b. Applicant Presentation
 - c. Public Comment
 - d. Discussion/Action

2. A request to adopt a new Future Land Use Map as part of the Montgomery County 2025 Comprehensive Plan for the Villages of Elliston and Lafayette (approved 6/25/07), Prices Fork (approved 11/16/05) and Riner (approved 6/25/07).
 - a. Staff Presentation (Steven Sandy)
 - b. Public Comment
 - c. Discussion/Action

3. An ordinance amending Chapter 10 entitled Zoning, Section 10-28, General Business (GB), and Section 10-29, Community Business (CB) of the Code of the County of Montgomery, Virginia by adding Boarding House, Contractor's Service Establishment and Transition House as uses permitted with a special use permit in the General Business and Community Business Districts.
 - a. Staff Presentation (Kevin Byrd)
 - b. Public Comment
 - c. Discussion/Action

4. An ordinance amending Chapter 10 entitled Zoning, Section 10-27, Multiple Family Residential (RM-1) of the code of the County of Montgomery, VA by removing Group Home as a use permitted with a special use permit in the Multiple Family Residential District (RM-1).
 - a. Staff Presentation (Kevin Byrd)
 - b. Public Comment
 - c. Discussion/Action

MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
January 14, 2009

A. APPROVAL OF MINUTES

- December 10, 2008

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE PUBLIC HEARINGS

1. A request by **Two Way Radio, Inc** (Agent: Chris Pfohl) for a Special Use Permit (SUP) on approximately 0.52 acres in a General Business (GB) zoning district to allow a contractor service establishment. The property is located at 310 Ferguson Drive, and is identified as Tax Parcel No(s). 67-4-3 (Acct No. 002520), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.
2. A request by **MSH of VA, LLC** (Agent: Larry Smith) for a Special Use Permit (SUP) on approximately 1.924 acres in a Community Business (CB) zoning district to allow farm machinery sales and service and feed and seed store. The property is located at 4338 Prices Fork Road, and is identified as Tax Parcel No(s). 51-A-101, 101A (Acct No. 013755), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as the Village of Prices Fork in the Comprehensive Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON DECEMBER 10, 2008 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, Secretary, established the presence of a quorum.

Present: Robert Miller, Chair
 Walt Haynes, Vice Chair
 William Seitz, Secretary
 Bryan Rice, Member
 Steve Cochran, Member
 Frank Lau, Member
 Steve Howard, Member
 David Moore, Member
 Malvin Wells, Member
 John Muffo, Board of Supervisors Liaison
 Steve Sandy, Planning Director
 Dari Jenkins, Planning & Zoning Administrator
 Brea Hopkins, Zoning Technician
 Jamie MacLean, Development Planner
 Kevin Byrd, Comprehensive Planner

Absent: None

PUBLIC ADDRESS:

None

APPROVAL OF AGENDA:

On a motion by Mr. Howard, seconded by Mr. Wells and unanimously carried the agenda was approved as presented.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Howard, seconded by Mr. Wells and unanimously carried the consent agenda was approved.

PUBLIC HEARING:

SU-2008-06314- request by Riverbend Water Company for a Special Use Permit (SUP) on approximately 4.006 acres in an Agricultural (A-1) zoning district to allow an accessory structure greater than 1,200 square feet in area and 18 feet in height. The property is located at 895 Union Valley Road, and is identified as Tax Parcel No(s). 120-A-37H (Acct No. 080602), in the Riner Magisterial District (District D). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

Mr. Miller introduced the request.

property is located at 895 Union Valley Road, and is identified as Tax Parcel No(s). 120-A-37H (Acct No. 080602), in the Riner Magisterial District (District D). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

Ms. Jenkins stated the applicant was requesting a home business which would permit up to two (2) nonresident employees. The space will be used to take care of office needs and hold staff meetings. The home business should not interfere with surrounding uses. It is an accessory use to the dwelling and is in compliance with the comprehensive plan. Staff has suggested conditions to limit the activity and stipulate that a contractor's storage yard will not be allowed on the property. A sign permit will be required if a sign is placed on the property. She reviewed photos of the property.

Mr. Miller opened the public hearing; however, there being no speakers the public hearing was closed.

On a motion by Mr. Moore, seconded by Mr. Lau and unanimously carried the Planning Commission recommended approval of the request by Riverbend Water Company for a Special Use Permit (SUP) on approximately 4.006 acres in an Agricultural (A-1) zoning district to allow a home business with the following conditions:

1. The office space within the home shall not exceed 25% of the gross floor area of the dwelling unit, and be in substantial compliance with sheet three (3) of four (4) with the plans drawn by Doug Collins, received November 22, 2008.
2. No more than two (2) outside employees shall be permitted to work in the home.
3. A contractor's storage yard shall not be established as a result of the home business. No outside storage of materials or equipment related to the home business shall be permitted.
4. Sign permit must be obtained from the Zoning Administrator for a non-illuminated sign not exceeding four (4) sq. feet per Sec. 10-41 (4)(d).

SU-2008-06316- request by Roland S. Wright, Jr. & Mary H. Wright for a Special Use Permit (SUP) on approximately 0.511 acres in a Residential (R-3) zoning district to allow a Manufactured Home, Class A (doublewide). The property is located at 3850 Poppy Lane, and is identified as Tax Parcel No(s). 127-8-7B (Acct No. 140688, in the Riner Magisterial District (District D). The property currently lies in an area designated as Rural in the Comprehensive Plan.

Mr. Miller introduced the request.

Mr. Byrd stated the request was to allow a doublewide manufactured home in a Residential (R3) zoning district. He reviewed maps, photos and video of the property. He presented photos of the surrounding dwellings. The request appears in compliance with the comprehensive plan. The lot will be served by a well and private septic.

Mr. Miller opened the public hearing.

Mrs. Wright, owner stated the proposed structure complies with the rural area. There are a variety of structures. The proposed doublewide will be approximately 1470 square feet. She reviewed the estimated property values in the area. The structure will fit nicely with the surrounding properties.

Mr. Fountain, 3832 Poppy Lane, stated that a doublewide would be detrimental to adjoining lots. The other adjoining lot has a modular dwelling not a doublewide manufactured home.

Mr. Richard Myers, 3991 Childress Road, stated there is a modular home on adjoining property and is a rental home as of this year. The existing dusk to dawn light on that property causes a glare. This type of development would be considered heavy density. There are not public water or sewer facilities in the

special use permit in the Agriculture District (A-1), Residential District (R-1), Residential District (R-2), Residential District (R-3) and the Multiple Family Residential District (RM-1).

An Ordinance amending Chapter 10 entitled Zoning, Section 10-35 PUD-RES Planned Unit Development-Residential District of the Code of the County of Montgomery, Virginia, by reducing the minimum required acreage to qualify for inclusion in the PUD-RES Planned Unit Development-Residential District from 50 acres to 10 acres for lands designated in the urban expansion area and from 20 acres to 5 acres for lands designated in the village or village expansion area.

Mr. Byrd reviewed each proposed ordinance amendment.

Mr. Seitz asked if the transition house covers special needs individuals.

Mr. Byrd stated there was a distinct definition for special needs housing.

Mr. Miller opened the public hearing; however, there being no comments the public hearing was closed.

On a motion by Mr. Moore, seconded by Mr. Haynes and carried by a unanimous vote the planning commission recommended approval of an Ordinance Amending Chapter 10 entitled Zoning, Section 10-61, Definitions, Of The Code Of The County of Montgomery By Amending The Definitions For Home Business and Home Occupation by Allowing Such Activity in the Dwelling And In The Accessory Structures And By Adding Boarding House and Transition House As Defined words, terms or phrases in the Zoning Ordinance.

On a motion by Mr. Haynes, seconded by Mr. Howard and carried by a unanimous vote the planning commission recommended approval of an ordinance amending Chapter 10 entitled Zoning, Section 10-28, General Business (GB), and Section 10-29, Community Business (CB) of the Code of the County of Montgomery, Virginia by adding Boarding House and Transition House as uses permitted by right in the General Business and Community Business Districts.

On a motion by Mr. Howard, seconded by Mr. Rice and carried by a unanimous vote the planning commission recommended approval of an ordinance amending Chapter 10 entitled Zoning, Section 10-21, Agriculture District (A1), Section 10-24, Residential District (R-1), Section 10-25, Residential District (R-2), Section 10-26, Residential District (R-3) and Section 10-27, Multiple Family Residential District (RM-1) of the Code of the County of Montgomery, Virginia by adding Boarding House and Transition House as uses permitted with a special use permit in the Agriculture District (A-1), Residential District (R-1), Residential District (R-2), Residential District (R-3) and the Multiple Family Residential District (RM-1).

On a motion by Mr. Wells, seconded by Mr. Cochran and carried by a unanimous vote the planning commission recommended approval of An Ordinance amending Chapter 10 entitled Zoning, Section 10-35 PUD-RES Planned Unit Development-Residential District of the Code of the County of Montgomery, Virginia, by reducing the minimum required acreage to qualify for inclusion in the PUD-RES Planned Unit Development-Residential District from 50 acres to 10 acres for lands designated in the urban expansion area and from 20 acres to 5 acres for lands designated in the village or village expansion area.

OLD BUSINESS:

None Presented

Mr. Sandy stated he had spoken with a representative from the adjoining church and they are impressed with the drainage plans; however, the proposed conditions do not address those changes or a timeline.

Mr. Neel stated that the owners were asking for a special use permit which would allow conditions that benefit the community, including the church.

On a motion by Mr. Cochran, seconded by Mr. Wells and unanimously carried the Planning Commission closed the work session.

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated the board had discussed real estate rates and the prices of housing sales. The number of listings and prices in Blacksburg went up, Christiansburg declined, and the number in Montgomery County substantially dropped.

Agriculture & Forestal District

No Report.

Blacksburg Planning Commission

No Report.

Christiansburg Planning Commission

No Report.

Economic Development Committee

No Report.

Public Service Authority

Mr. Wells stated the PSA Board adopted a policy regarding off site facilities in response to the Lancer Truck Stop line.

Parks & Recreation

Mr. Howard reported the parks and recreation committee discussed the Elliston Park and the budget.

Radford Planning Commission

No Report.

School Board- Bill Seitz

No Report.

Transportation Safety Committee- Malvin Wells

No Report.

Planning Director's Report

Mr. Sandy stated staff was working on the 2010 census in coordination with the towns. Staff is also working on the flood maps update, which is currently in the middle of a 90 day appeal period for the Plum Creek area.

There being no further business, the meeting was adjourned.



MONTGOMERY COUNTY DEPARTMENT OF PLANNING COMMISSION

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

MEMORANDUM

TO: Planning Commission
FROM: Planning Staff *JRM*
DATE: December 31, 2008
RE: **Staff Analysis Richard A. Rose SU-2008-06385**

A request by **Richard A. Rose for a Special Use Permit (SUP)** on approximately 0.234 acres in a Residential (R-3) zoning district to allow a Manufactured Home, Class A (doublewide). The property is located at 3824 Truman Ave., and is identified as Tax Parcel No(s) 090-1BK-B-12E (Acct No. 100531), in the Riner Magisterial District (District D). The property currently lies in an area designated as High Density Residential in Plum Creek Village in the Comprehensive Plan.

I. Nature of Request

Richard A. Rose is requesting a Special Use Permit (SUP) for approximately 0.234 acres in a Residential (R-3) zoning district to allow a manufactured home, Class A (doublewide). The property currently lies in an area designated as High Density Residential in Plum Creek Village in the Comprehensive Plan.

II. Location

The property is located at 3824 Truman Ave. and is identified as Tax Parcel No(s) 090-1BK-B-12E (Acct No. 100531), in the Riner Magisterial District (District D).

III. Impacts

The impacts associated, in this case, with the placement of a Class A manufactured home (doublewide) being placed in an R-3 Residential district should be minimal. The site plan submitted on December 4, 2008 shows that the proposed doublewide will abide by all setback requirements. There appears to be no immediate threat to health, safety, and welfare of the community as a result of the proposed use of the parcel. The proposed double wide is a 1996 model and will fit in well with the surrounding parcels and their respective dwelling units.

IV. Comprehensive Plan

The High Density Residential designation in the Plum Creek Village is addressed in the following policies found in the Montgomery County 2025 Comprehensive Plan.

- PCV 1.8.1: The density in High Density neighborhoods should not exceed eight (8) dwelling units per gross acre.
- PCV 1.8.2: Land uses in High Density Residential Neighborhoods should be limited to multifamily and manufactured housing developments, which fit with the character of the neighborhood, home occupations, and appropriate home businesses.
- PCV 1.8.3: Infill Development should complement and be consistent with village-scale development styles and patterns.

The density does not exceed eight (8) dwelling units per acre, the manufactured home does fit with the character of the neighborhood and the infill development is consistent with the village-scale development styles and patterns. Based on the policy guidance provided in the Comprehensive Plan concerning high density residential areas, this SUP request is consistent with the policy established in PCV 1.8.1; 1.8.2 and 1.8.3.

V. Analysis

The site is to be served by Montgomery County PSA public water and sewer (per letter July 14, 2008). The parcel is currently vacant (per site visit on December 14, 2008), and is 0.234 acres in size. Based on the Clayton Homes plans received 12.04.2008, dated April 3, 1992, the proposed manufactured home has four (4) possible bedrooms and two (2) bathrooms.

The site is part of a three lot subdivision which was rezoned in 2003 from A-1 (Agriculture) to R-3 (Residential). There were no conditions placed upon the parcel which was rezoned. 7,261 square feet of the 0.667 acres was dedicated in an open space easement with the rezoning (see Ordinance 2003-10).

Furthermore, according to section 10-26(8) this parcel may be considered for the compact development option for an R-3 zone. The compact development option permits smaller lot sizes in return for providing permanent green space within the development and a more compact, cost effective network of streets and utilities. Currently the north side of the lot has a 29.10' open space easement making it challenging, albeit doable, for the applicant to meet the current R-3 (Residential) zone setbacks of 25' to the front, 25' to the rear, 10' side, and 10' to any side or rear lot line from an accessory structure. With the compact development option the applicant could more efficiently utilize his space with setbacks of 20' to the front, 25' to the rear, 10' to each side, and 5' to side or rear lot lines for an accessory building. The lot meets the lot requirements listed for the compact development option in zone R-3, in section 10-26(8)(a) and 10-26(8)(b) of the Montgomery County Code.

According to section 10-26(4)(i)(k) manufactured homes, Class A and Class B, may be permitted by the Board of Supervisors as special uses, subject to the requirements of the Montgomery County Code, Chapter 10, and all other applicable regulations.

Staff received email comments from VDOT on December 10, 2008 indicating that if a new entrance is needed then a private entrance permit is required. Staff also received email

comments on December 10, 2008 indicating that the Montgomery County EMS Coordinator, Neal Turner, found no reason to reject this proposal.

VI. Staff Recommendations

Staff recommends approval of the Special Use Permit (SUP) to allow a Manufactured Home (Class A) on approximately 0.234 acres in Residential (R-3) contingent upon the following conditions:

1. No class B (singlewide) structures shall be permitted.
2. Any accessory structure located on the property shall meet the current setback requirements.
3. No business use of the property shall be permitted, other than a home occupation as permitted by right.
4. No exterior storage of unlicensed vehicles or construction materials shall be permitted on the property.

As of December 31, 2008, no one has contacted the department of Planning and GIS services to inquire further about this project. Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures: Current Zoning Map
 Aerial Photo Map
 Ordinance 2003-10
 Application
 Site Plan
 Issues for consideration
 Letter from Mr. Ed Walters
 Site Photos



Richard Rose Request for Special Use Permit

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Subject Property
- Tax Parcels

Parcel ID: 100531
Currently Zoned R3

Montgomery County, Virginia
DISCLAIMER

INFORMATION SHOWN ARE TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS NOR PLANNING AND GIS SERVICES ARE NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES.

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.



Prepared by Montgomery County, Va
Planning & GIS Ser 12/3/08



AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 9th DAY OF JUNE, 2003 AT 7:15 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

On a motion by Mary W. Biggs, seconded by C.P. Shorter and carried unanimously,

ORDINANCE 2003 - 10
An Ordinance Amending the Zoning
Classification of 0.667 acres
from Agriculture (A-1) to Residential (R3)

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that it hereby finds that the proposed rezoning is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice, and therefore the zoning classification of that certain tracts or parcels of land consisting of 0.667 acres of land is hereby amended and rezoned from the zoning classification of Agriculture (A-1) to Residential (R3).

This action was commenced upon the application of Jason Underwood.

The property is at 3814 Truman Avenue and is identified as Tax Parcel Nos. 90-1B-12C (Acct ID # 020226) in the Riner Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

This ordinance shall take effect upon adoption.

The vote on the foregoing ordinance was as follows:

| <u>AYE</u> | <u>NAY</u> | <u>ABSENT</u> |
|--------------------|------------|------------------|
| Gary D. Creed | None | James D. Politis |
| John A. Muffo | | Larry N. Rush |
| Mary W. Biggs | | |
| C.P. Shorter | | |
| Annette S. Perkins | | |

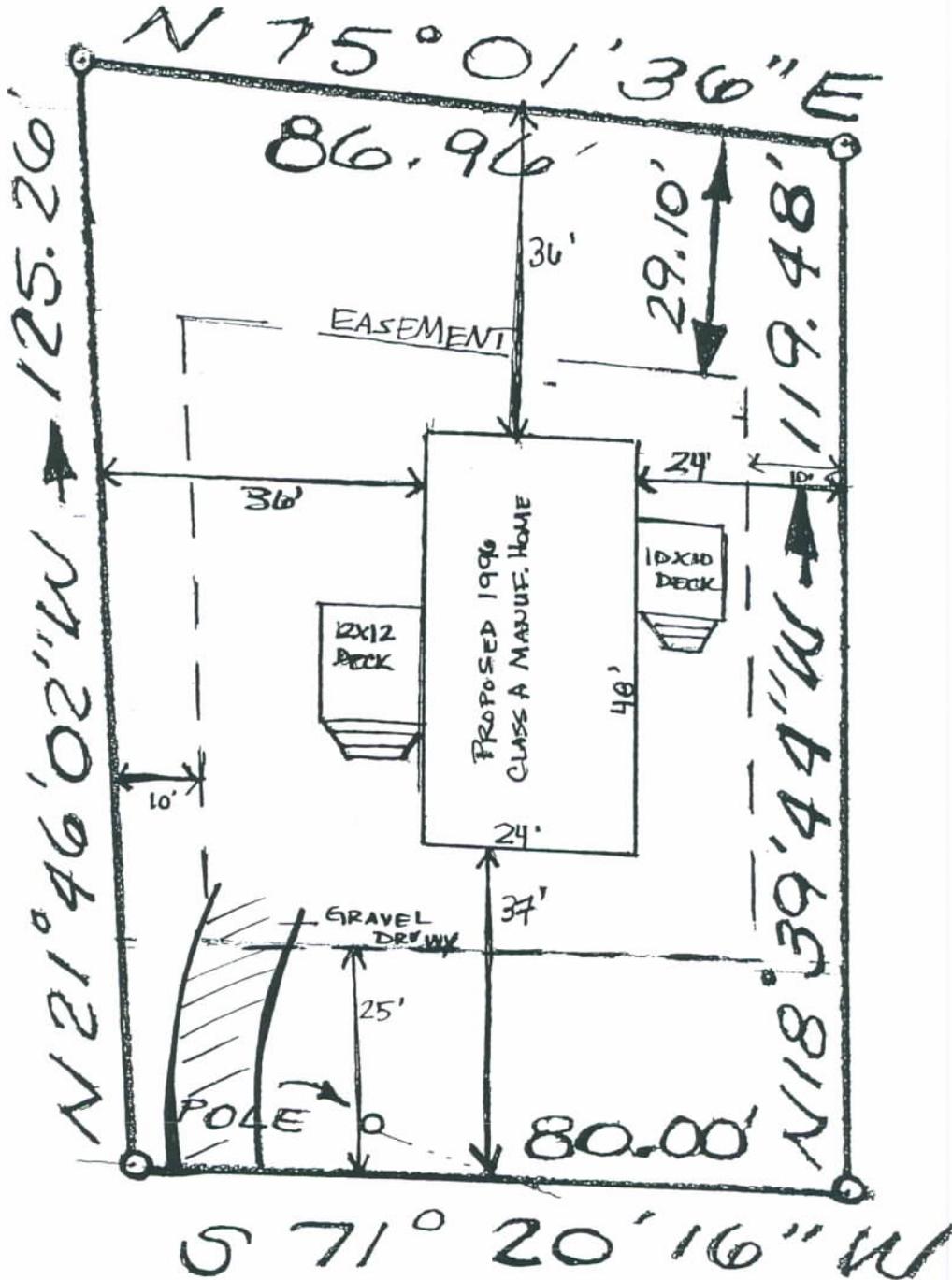
ATTEST: _____



Jeffrey D. Johnson
County Administrator

SITE ADDRESS: 3824 Truman Ave. Christiansburg VA 24073
 OWNER: RICHARD A. ROSE
 PARCEL ID: 100531

1" = 20' SCALE
 LOT: 0.234 ac.
 10,188 sq. ft.



TRUMAN AVE. (40' R/W)

R3 ZONE SETBACKS

FRONT: 25'
 REAR: 25'
 SIDE: 10'

12.31.2008

R3 ZONE SETBACKS
 (COMPACT OPTION)

FRONT: 20'
 REAR: 25'
 SIDE: 10'

December 4, 2008

Richard A. Rose-Special Use Permit

SU-2008-06385

Issues for Consideration

1. The property lies with the Plum Creek Village
2. The proposed manufactured home will meet required setbacks for R-3 zone (25' front, 25' rear, 10' side)
3. No noise, other than normal maintenance, will result from the SUP.
4. No glare or light will occur as a result of the SUP, other than standard home lighting.
5. No Dusk to Dawn lights planned, applicant will only have standard deck lighting.
6. Existing area is fairly high density; therefore the proposed use will conform to current uses of surrounding parcels.
7. The location and area footprint with dimensions has been provided in the Concept Development Plan. Concept Development Plan provided with application materials.
8. Mature trees exist on the site along the western boundary line. Applicant/Owner has planted +/- 28 pear and weeping willow trees along the eastern and southern property boundaries.
9. Construction will begin immediately upon approval of SUP by the Montgomery County Board of Supervisors.
10. The proposed SUP will not result in the destruction, loss or damage of any topographic or physical, natural, scenic, archaeological, or historic feature of significant important. The only land disturbance will be associated with the footprint of the mobile home. Preservation of the natural features of the land is a high priority of the applicant/owner.
11. The proposed SUP will have a negligible effect on the convenience and/or welfare of the public.
12. The proposed SUP will result in only standard residential traffic.
13. There is currently no existing structure on the parcel.
14. Public water and sewer is available from the Montgomery County PSA. See letter dated July 14, 2008.
15. No effect on groundwater supply-public sewer is available.
16. No unreasonable impact on the structural capacity of the soils is expected.
17. N/A
18. See #10
19. N/A
20. N/A
21. The proposed SUP will provide the applicant with an affordable shelter opportunity in Montgomery County.
22. Any outdoor storage will be contained in a storage building on the property.
23. The proposed open space will be maintained as natural as possible.
24. N/A: Flood zone C
25. No steep slopes exist on the property.
26. A heat pump will be used to heat the home. No combustible fuels will be required.
27. No accessory structures anticipated.



**MONTGOMERY COUNTY
PUBLIC SERVICE AUTHORITY**

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

James D. Politis, Chair
Gary Creed, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Annette S. Perkins, Member
William H. Brown, Member
John A. Muffo, Member
Douglas W. Marrs, Member

Robert C. Fronk, PE
PSA Director

July 14, 2008

FILE COPY

Mr. Richard Rose
325 Goldleaf Drive
Christiansburg, VA 24073

RE: Availability No. 08-47
Truman Lane
Tax Map No. 090-1BK B 12F
Parcel ID 100532
Water/Sewer

Dear Mr. Rose:

Public water and sanitary sewer are available to this property along Truman Lane, Tax Map No. 090-1BK B 12F.

Public water service can be provided by a service connection to the four-inch water main located along the opposite side of Truman Lane adjacent to the subject property. The water pressure at the point of connection would be approximately 85 pounds per square inch (psi). Your plumber will need to install a pressure-reducing valve in a meter box next to the water meter at the road right-of-way line to reduce the water pressure to 80 psi or less. **A road crossing for the water service line between the water main and water meter at the Truman Lane right-of-way line will be required and billed to you at the estimated cost of \$1,800.00. You will also be required to execute the enclosed Utility Road Crossing Agreement which outlines all conditions and costs for the required road crossing.** The facility fee is \$2,500.00, the connection fee is \$750.00 and the estimated road crossing cost is \$1,800.00 for a total fee of \$5,050.00 per residential unit. The fees and road crossing costs includes the connection to the main, road crossing, meter box, setter and water meter at the road right-of-way/property line on the property side of Truman Lane. It is your responsibility to install the service lateral 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.

Sanitary sewer can be provided by service connection to the sewer main located on the near side of Truman Lane adjacent to the subject property. You must verify that there is a minimum of two feet of fall from the building service elevation to the top of the sewer main. If adequate vertical separation does not exist, you will be required to install an individual sewer pump and force main with a connection to the sewer cleanout per PSA construction standards. 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. You will be responsible for a sewer facility fee of \$3,000.00, sewer connection fee of \$750.00 and Sewer Pump Station Facility fee of \$750.00 for a total cost of \$4,500.00. The fees include the connection to the sewer main and sewer cleanout at the road right-of-way/property line on the property side of Truman Lane. The owner would be responsible for the complete installation of the sewer lateral from the building to the sewer cleanout at the property line.

ard Rose
4, 2008

The water and sewer connection fees include an inspection fee for the water and sewer service lines between the water meter and sewer cleanout to the building. These inspections must be completed and approved prior to issuance of an occupancy permit. You should coordinate the inspections with the PSA prior to installation of the water and sewer service lines.

If the owner wants to proceed with these services, please make application and pay the appropriate fees at the Finance Office in the Montgomery County Government Center at 755 Roanoke Street. You should also install stakes labeled "water meter" and "sewer cleanout" at the desired locations. If the proposed meter and cleanout locations are not marked, the PSA will install them at their discretion. *This letter and stated fees are only valid to July 1, 2009.*

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

Sincerely,



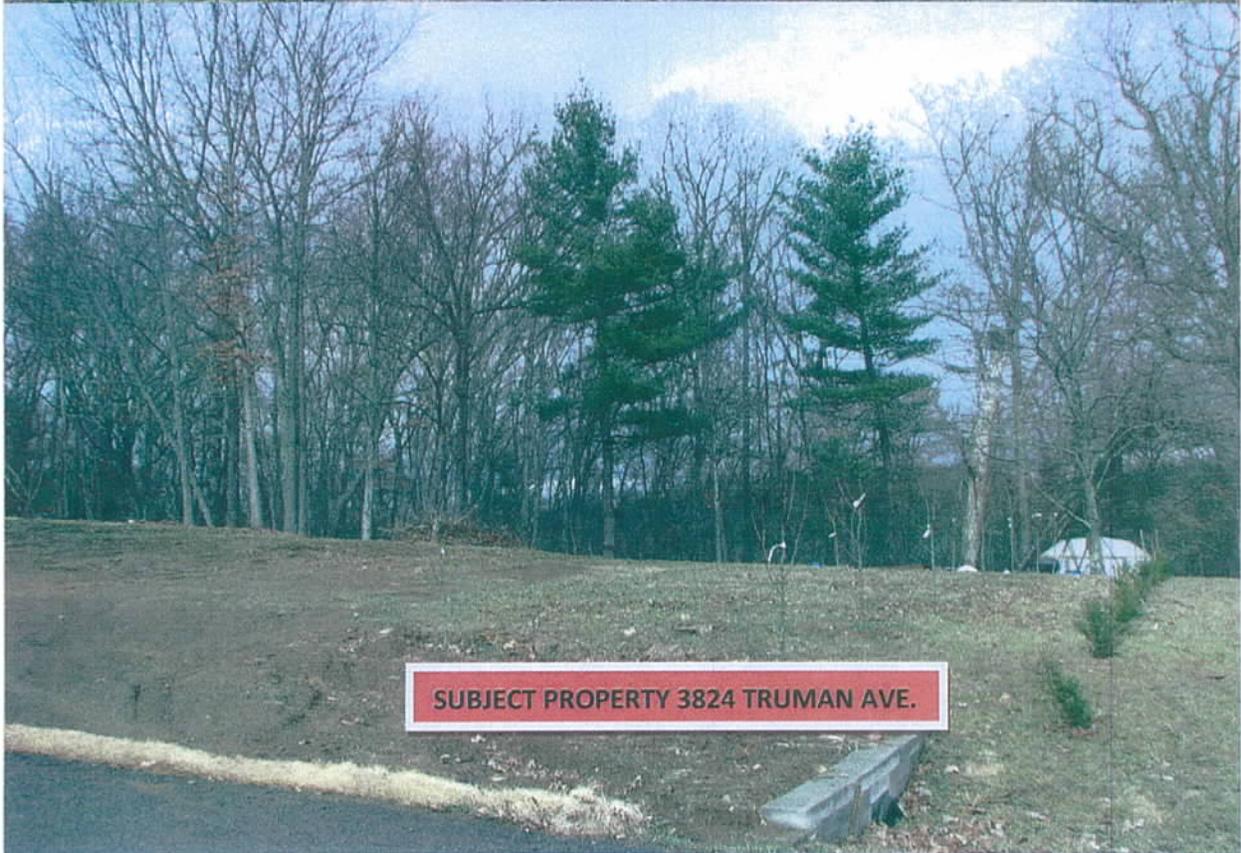
Robert C. Fronk, PE
PSA Director

Enclosure

cc: Utility Billings



PROPOSED DOUBLEWIDE TO BE PLACED AT 3824 TRUMAN AVE.



SUBJECT PROPERTY 3824 TRUMAN AVE.



MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Montgomery County Planning Commission

FROM: Steven M. Sandy, AICP, CZA *Steve*
Planning Director

DATE: January 6, 2009

SUBJ: Proposed Land Use Map Amendments
Villages of Elliston-Lafayette, Prices Fork and Riner

As we discussed in previous meetings, the approved future land use maps for the Villages of Elliston-Lafayette, Prices Fork and Riner (see attached) were prepared by consultants and these maps are not identical to the future land use maps approved for the Villages of Belview, Plum Creek and Shawsville last year. Therefore, the staff has prepared a draft future land use map for these three villages that has the same format as the other approved villages. Staff is requesting that new future land use maps be approved as part of the official village plan. Staff does not propose to eliminate the existing illustrative maps for Villages of Prices Fork and Riner but does propose to eliminate the previously approved future land use maps for Elliston, Lafayette and Ironto.

A copy of the existing approved future land use maps and a copy of each proposed new future land use map has been attached for your review.

The Planning Commission is requested to make a recommendation on the approval of these maps to the Board of Supervisors for their action at their meeting on January 26, 2009.

Elliston

Future Policy Map
(DRAFT)

Elliston and Lafayette Village Plan
(Draft)

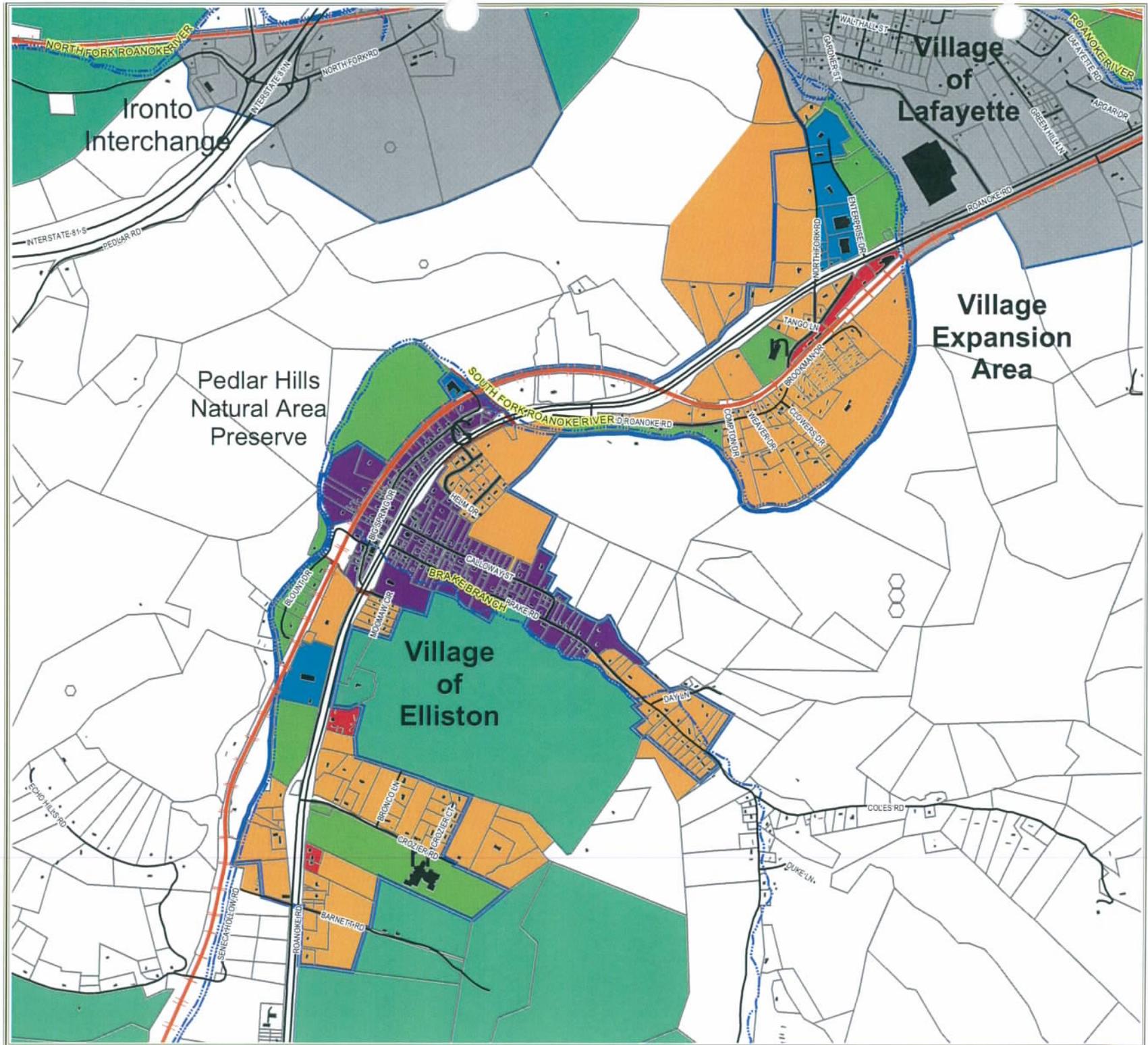
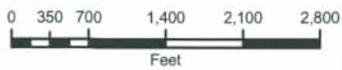


Legend

- County Roads
- Railroads
- Major Rivers/Streams
- Corporate Line
- Tax Parcels

Land Use Elliston and Lafayette

- Type**
- Village Core
 - Business (Mixed-Use)
 - Industrial (Mixed-Use)
 - Residential (Mixed-Use)
 - Recreation/Public Facility/Open Space
 - Agriculture and Forestal Districts
 - Village Area
- Other Village / Village Expansion Area**
- IRONTO INTERCHANGE
 - LAFAYETTE
 - Structures
 - Fire/Rescue Stations
 - School Locations



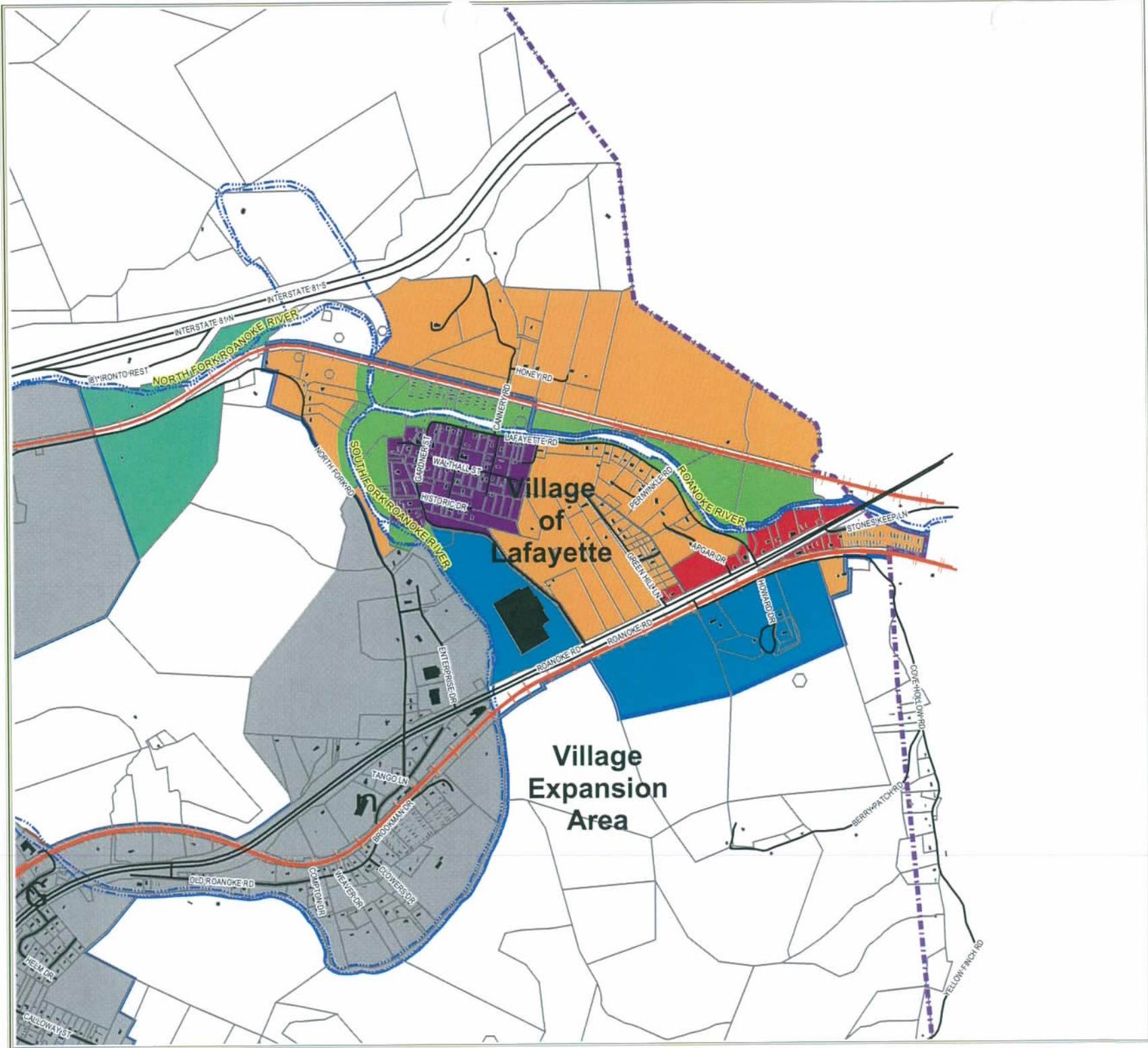
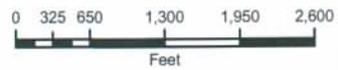
Lafayette

Future Policy Map
(DRAFT)
Elliston and Lafayette Village Plan
(Draft)



Legend

- County Roads
- Railroads
- Major Rivers/Streams
- Corporate Line
- Tax Parcels
- Land Use Elliston and Lafayette**
- Type**
- Village Core
- Business (Mixed-Use)
- Industrial (Mixed-Use)
- Residential (Mixed-Use)
- Recreation/Public Facility/Open Space
- Agriculture and Forestal Districts
- Village Area
- Other Village / Village Expansion Area**
- ELLISTON
- IRLONTO INTERCHANGE
- Structures
- Fire/Rescue Stations
- School Locations



Montgomery County, Virginia
2025 Comprehensive Plan Map

Ironto Interchange

Future Policy Map

(DRAFT)

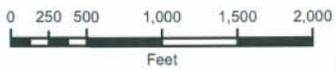
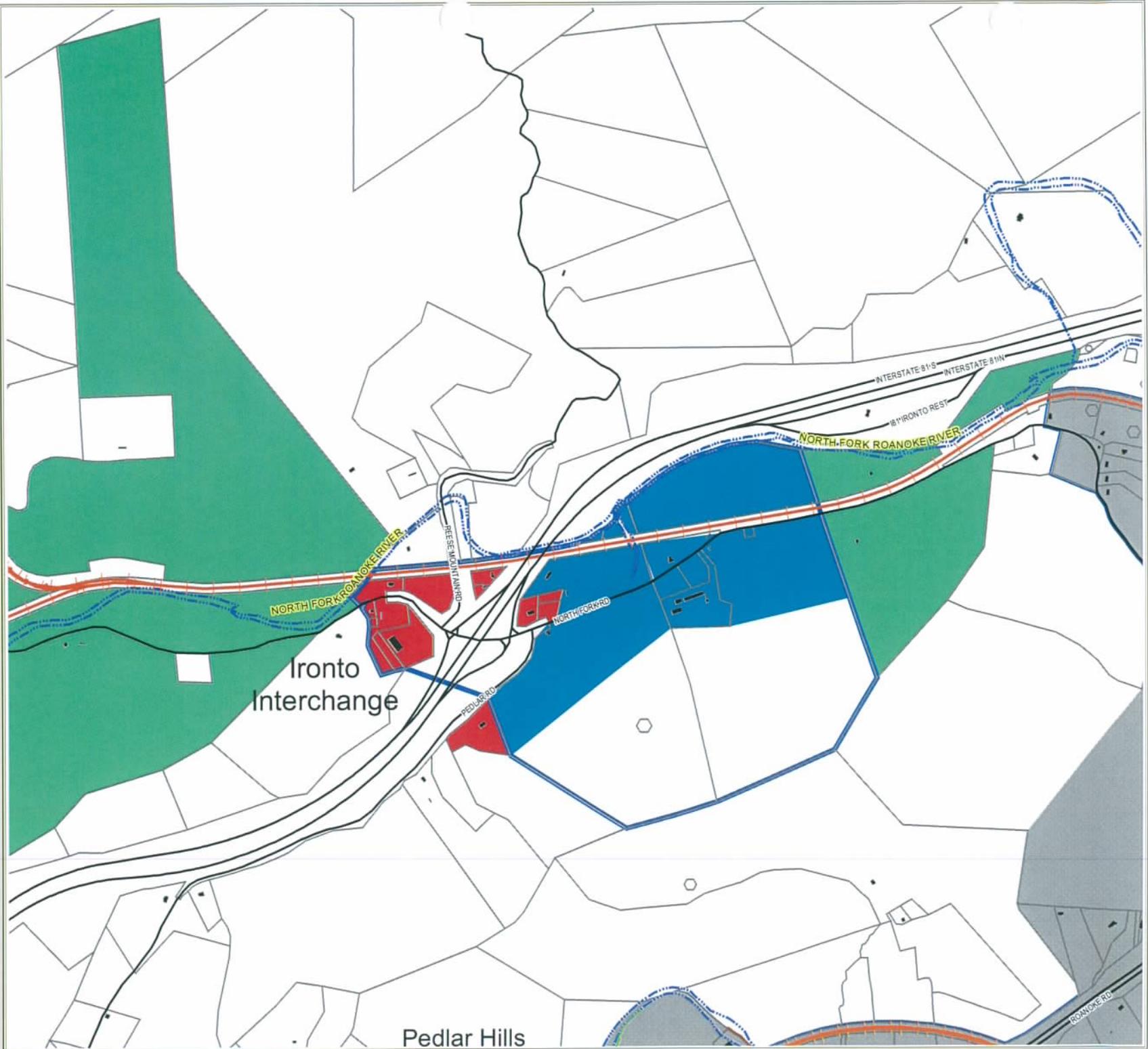
Elliston and Lafayette Village Plan

(Draft)



Legend

- County Roads
- Railroads
- Major Rivers/Streams
- Corporate Line
- Tax Parcels
- Land Use Elliston and Lafayette**
- Type**
- Village Core
- Business (Mixed-Use)
- Industrial (Mixed-Use)
- Residential (Mixed-Use)
- Recreation/Public Facility/Open Space
- Agriculture and Forestal Districts
- Village Area
- Other Village / Village Expansion Area**
- ELLISTON
- LAFAYETTE
- Structures
- Fire/Rescue Stations
- School Locations





DRAFT



Elliston, Lafayette, Ironto Interchange Village Land Use

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Neighborhood Design (TDC)
- Mixed Use
- Civic
- Open Space
- Right of Way
- Historic Districts

Montgomery County, Virginia DISCLAIMER

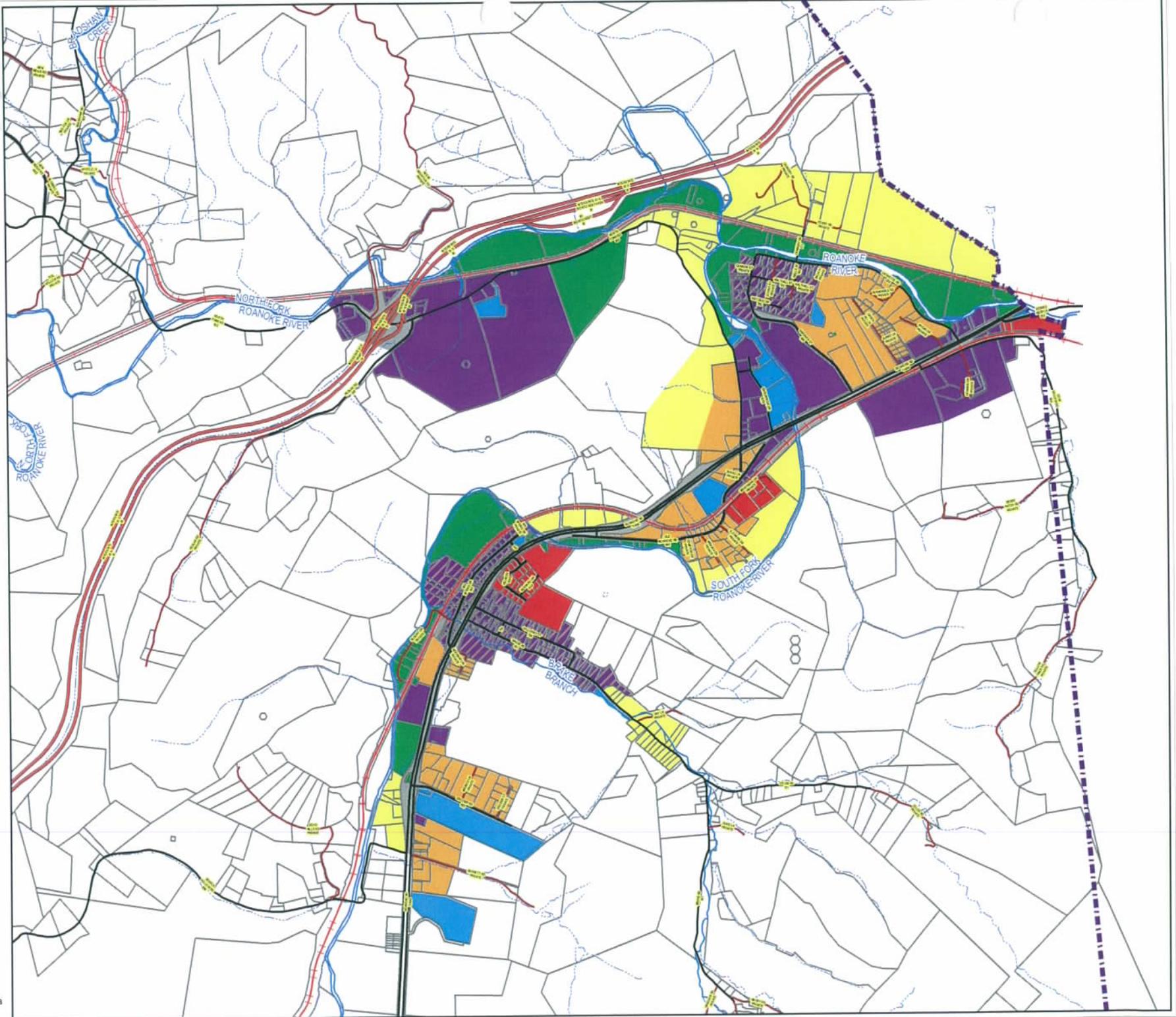
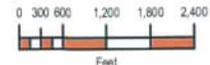
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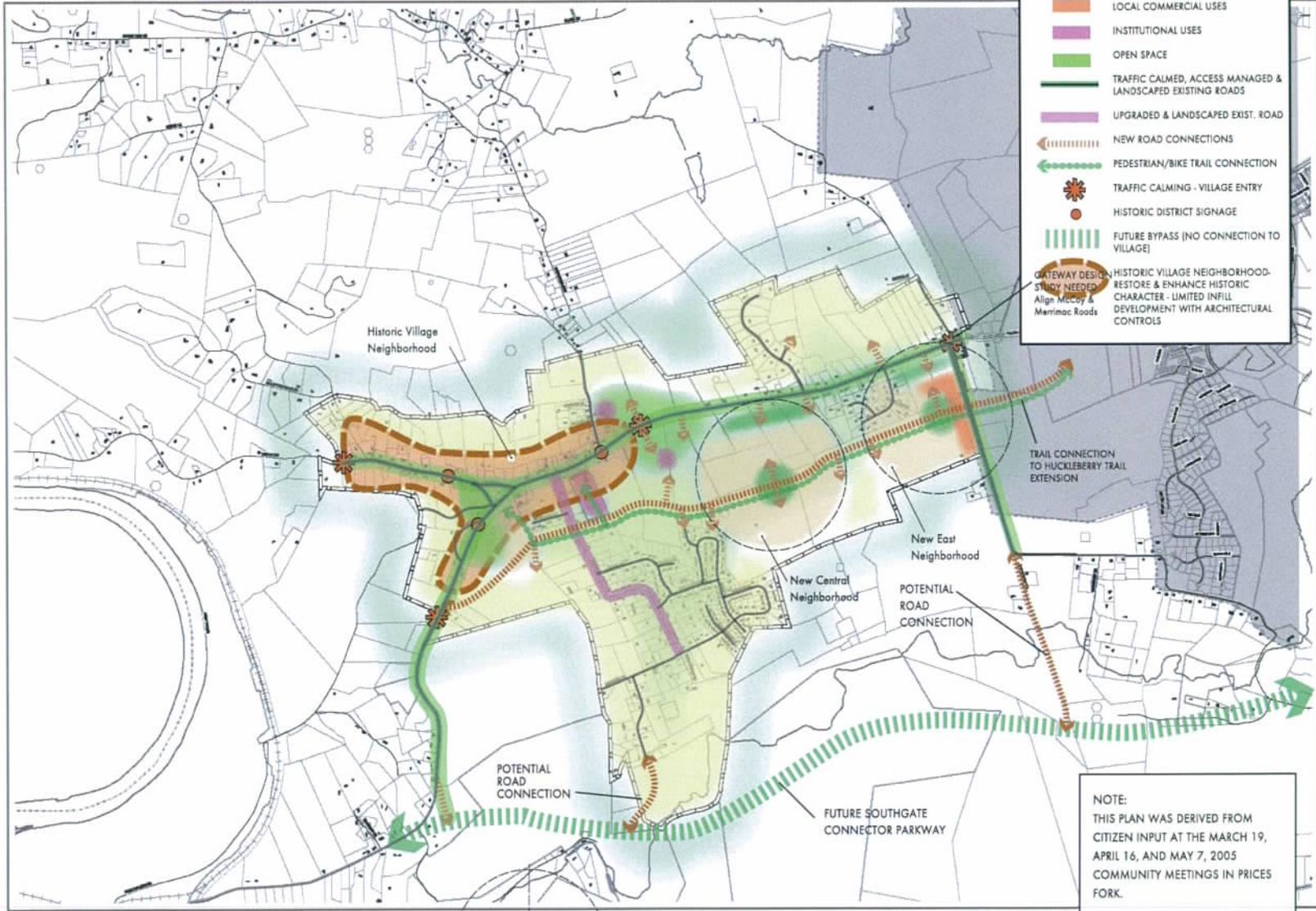
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PRICES FORK VILLAGE PLAN

FUTURE LAND USE PLAN AFFIRMED AT COMMUNITY MEETINGS

DRAFT - MAY 23, 2005

Riner Village Map
(Draft)



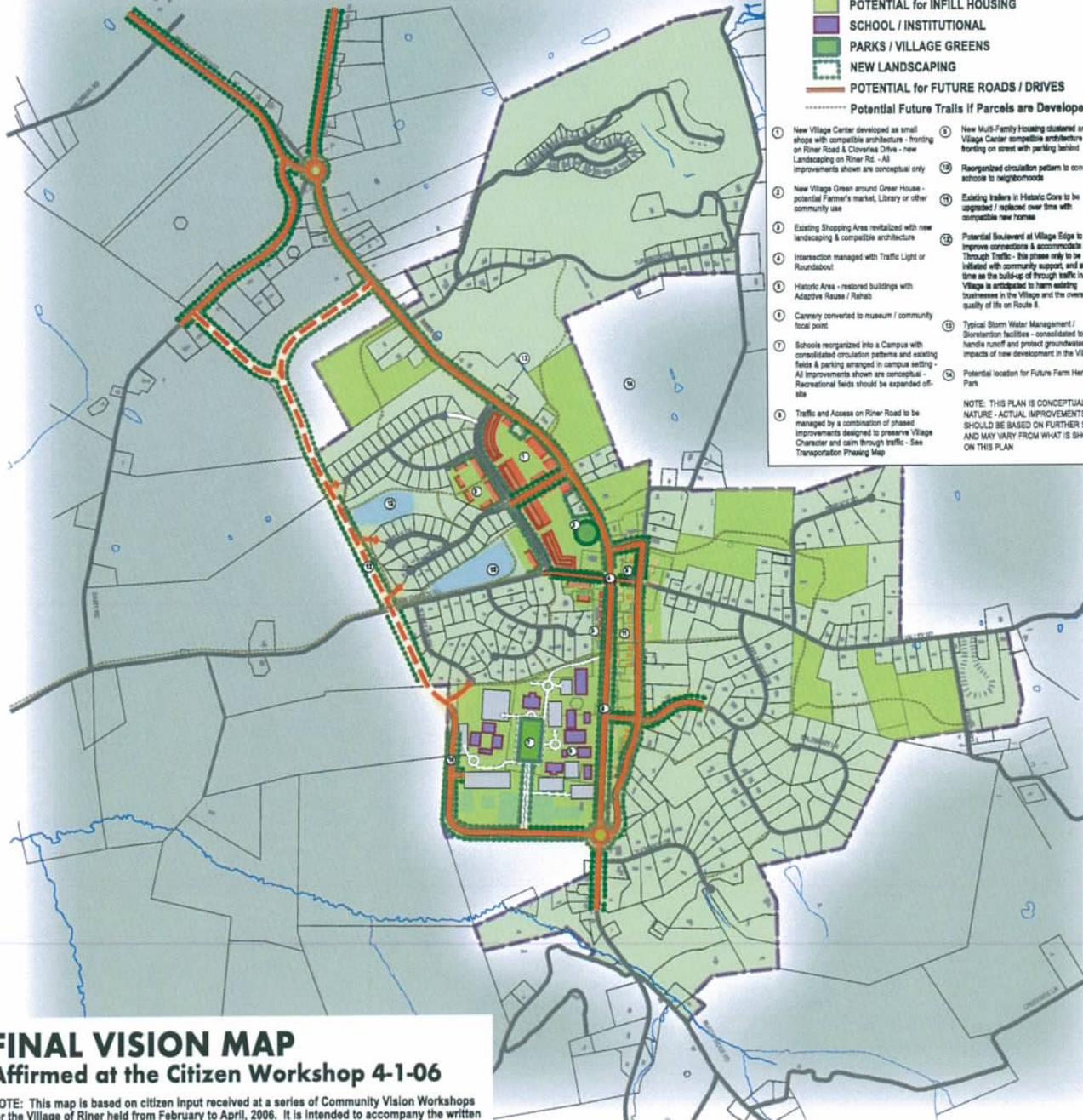
- Legend**
- Roads
 - Hydrology
 - ▭ Village Area
 - ▭ Tax Parcels
 - 10 Foot Contours



FINAL VISION MAP

Affirmed at the Citizen Workshop 4-1-06

NOTE: This map is based on citizen input received at a series of Community Vision Workshops for the Village of Riner held from February to April, 2006. It is intended to accompany the written Vision Statement and Policy Framework and is only a generalized summary of those documents.



KEY

- ▭ SMALL RETAIL / SHOPPING
- ▭ MULTI-FAMILY HOUSING
- ▭ MIXED LIVE / WORK HOUSING
- ▭ POTENTIAL for INFILL HOUSING
- ▭ SCHOOL / INSTITUTIONAL
- ▭ PARKS / VILLAGE GREENS
- ▭ NEW LANDSCAPING
- ▭ POTENTIAL for FUTURE ROADS / DRIVES

- Potential Future Trails if Parcels are Developed
- ① New Village Center developed as small shops with compatible architecture - fronting on Riner Road & Cloverleaf Drive - new Landscaping on Riner Rd. - All improvements shown are conceptual only
 - ② New Village Green around Greer House - potential Farmer's market, Library or other community use
 - ③ Existing Shopping Area revitalized with new landscaping & compatible architecture
 - ④ Intersection managed with Traffic Light or Roundabout
 - ⑤ Historic Area - restored buildings with Adaptive Reuse / Rehab
 - ⑥ Cannery converted to museum / community focal point
 - ⑦ Schools reorganized into a Campus with consolidated circulation patterns and existing fields & parking arranged in campus setting - All improvements shown are conceptual - Recreational fields should be expanded off-site
 - ⑧ Traffic and Access on Riner Road to be managed by a combination of phased improvements designed to preserve Village Character and calm through traffic - See Transportation Phasing Map
 - ⑨ New Multi-Family Housing clustered around Village Center compatible architecture - fronting on street with parking behind
 - ⑩ Reorganized circulation pattern to connect schools to neighborhoods
 - ⑪ Existing trailers in Historic Core to be upgraded / replaced over time with compatible new homes
 - ⑫ Potential Boulevard at Village Edge to improve connections & accommodate some through traffic - this phase only to be initiated with community support, and at such time as the build-up of through traffic in the Village is anticipated to harm existing businesses in the Village and the overall quality of life on Route 5.
 - ⑬ Typical Storm Water Management / Stewardship facilities - consolidated to handle runoff and protect groundwater from impacts of new development in the Village
 - ⑭ Potential location for Future Farm Heritage Park

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE - ACTUAL IMPROVEMENTS SHOULD BE BASED ON FURTHER STUDY AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN



DRAFT

Riner Village Land Use

Legend

- Corporate Line
- State Roads
- Interstate Highway
- Private Roads (Named)
- Planned Highway
- Railroad
- Hydrology
- Tax Parcels
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Traditional Neighborhood Design (TDC)
- Mixed Use
- Civic
- Open Space
- Right of Way
- Historic Districts



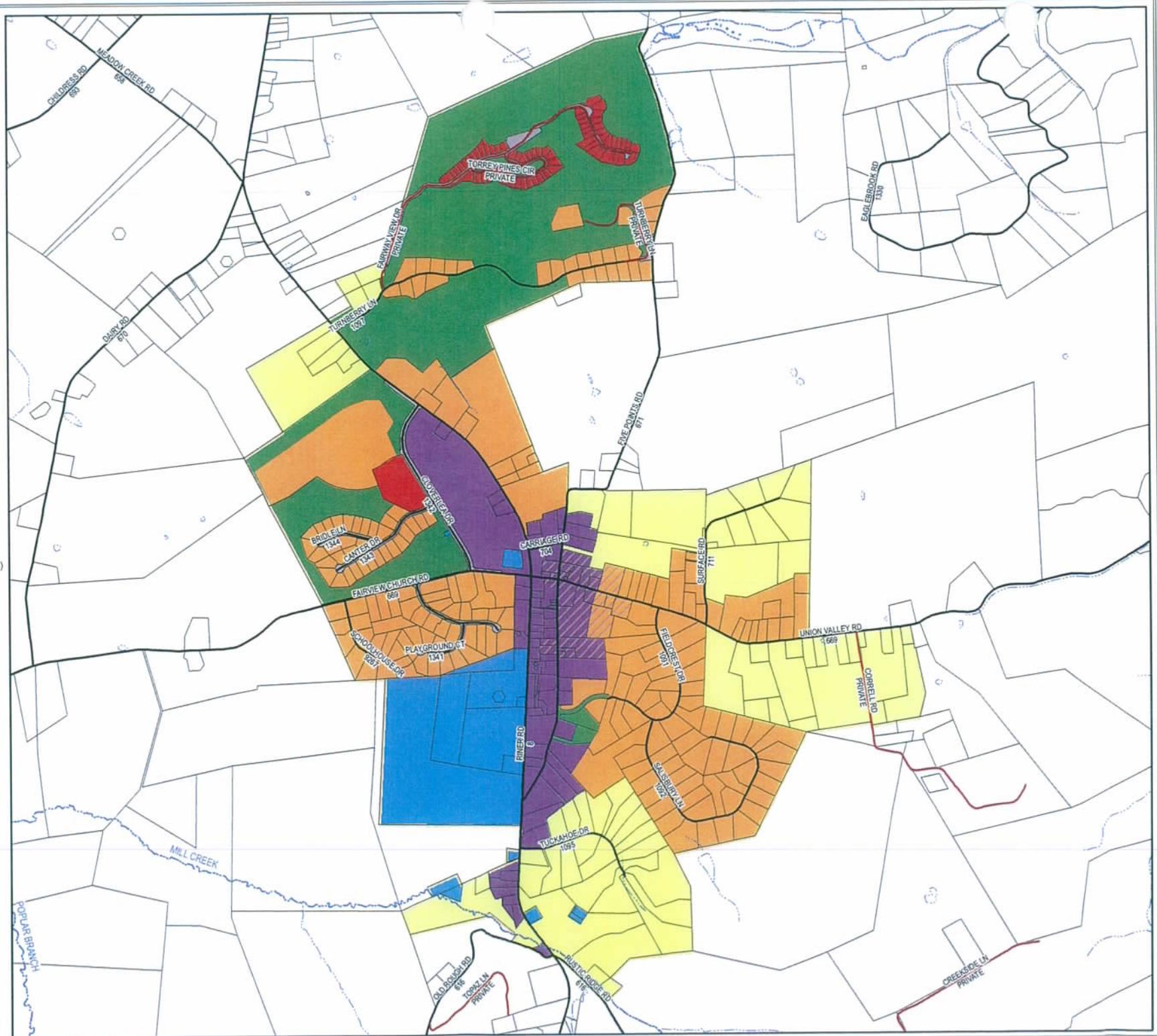
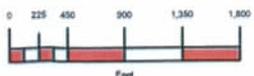
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MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Montgomery County Planning Commission

FROM: Kevin R. Byrd, AICP 
Comprehensive Planner

DATE: January 5, 2009

SUBJ: Proposed Ordinance Amendments

There are four public hearings scheduled for the January Planning Commission meeting dealing with ordinance amendments. The first public hearing item is to consider amending the districts of General Business (GB) and Community Business (CB) to allow Boarding House, Contractor's Service Establishment and Transition House as uses permitted with a Special Use Permit. In the December meeting the Planning Commission held a public hearing to consider Boarding House and Transition House as uses by right in the GB and CB districts. At a public hearing conducted by the Board of Supervisors it was recommended for the Planning Commission to consider Boarding House and Transition House as uses requiring a special use permit. The Contractor's Service Establishment use as a SUP in these districts was an item Commissioner Rice inquired about in the December meeting and the Commission agreed to advertise the item for public hearing in January.

The three subsequent public hearings concern revisions dealing with Group Homes. The Virginia State Code (15.2-2291) indicates Group Homes shall be considered residential occupancy by a single family and no conditions further restrictive than those imposed on residences occupied by families may be imposed. To address the state code requirement, Multiple Family Residential district (RM-1) is proposed to be amended by removing the SUP requirement for Group Homes. Planned Unit Development-Residential (PUD-RES) is being proposed for amendment by removing Group Home as a use by right because the state code and the County definition of Family already enable the use.

The last public hearing for ordinance amendments clarifies the Definition section (10-61) by cross referencing Family and Group Home to aid in interpretation and assist in administering the ordinance.