

**MONTGOMERY COUNTY PLANNING COMMISSION**

**February 11, 2009  
SITE VISIT AGENDA**

**4:00 PM Depart Government Center**

**4:20 PM 2797 Stroubles Creek Road**

A request by **Virginia Tech Foundation, Inc. (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 54.54 acres in an Agriculture (A1) zoning district to allow a 125' telecommunication tower. The project location is north of 2795 Stroubles Creek Road, and the property is identified as Tax Parcel No(s). 65-A-5 (Acct No. 021713), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.

**5:10 PM 2418 Poverty Creek Road**

A request by **Walter T. & Sherry K. Saville, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 7.74 acres in an Agriculture (A1) zoning district to allow a 152' telecommunication tower. The property is located adjacent to 2416 Poverty Creek Road, and is identified as Tax Parcel No(s). 38-A-153 (Acct No. 016650), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Rural in the Comprehensive Plan.

**6:00 PM Dinner @ Government Center (Due South Barbeque)**

**MONTGOMERY COUNTY PLANNING COMMISSION**

**February 11, 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 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.
  - a. Staff Presentation (Jamie MacLean)
  - b. Applicant Presentation
  - c. Public Comment
  - d. Discussion/Action
  
2. A request by Two Way Radio, Inc (Agent: Clayton Hodges) 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.
  - a. Staff Presentation (Kevin Byrd)
  - b. Applicant Presentation
  - c. Public Comment
  - d. Discussion/Action

**OLD BUSINESS:**

**NEW BUSINESS:**

- Final Plat Approval- Kensington Phase II (Steven Sandy)
- 2009 Work Program (Steven Sandy)
- FY 2010 Planning & GIS Services Budget Discussion (Steven Sandy)
- 2008 Annual Report (Steven Sandy)

**WORKSESSION:**

- Discussion of zoning ordinance amendments (Dari Jenkins)

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**CONSENT AGENDA**  
**February 11, 2009**

**A. APPROVAL OF MINUTES**

- January 14, 2009

**ISSUE/PURPOSE:**

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

**B. SCHEDULE PUBLIC HEARINGS**

1. A request by **Virginia Tech Foundation, Inc. (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 54.54 acres in an Agriculture (A1) zoning district to allow a 125' telecommunication tower. The project location is north of 2797 Stroubles Creek Road, and the property is identified as Tax Parcel No(s). 65-A-5 (Acct No. 021713), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Resource Stewardship in the Comprehensive Plan.
2. A request by **Walter T. & Sherry K. Saville, (Agent: Ntelos)** for a Special Use Permit (SUP) on approximately 7.74 acres in an Agriculture (A1) zoning district to allow a 152' telecommunication tower. The property is located adjacent to 2416 Poverty Creek Road, and is identified as Tax Parcel No(s). 38-A-153 (Acct No. 016650), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Rural in the Comprehensive Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JANUARY 14, 2009 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  
William Seitz, Secretary  
Bryan Rice, 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: Walt Haynes, Vice Chair  
Steve Cochran, Member

**PUBLIC ADDRESS:**

None

**APPROVAL OF AGENDA:**

On a motion by Mr. Howard, seconded by Mr. Wells and unanimously carried the agenda was approved as amended to add Kensington Phase I final approval and a presentation by Oak Forest Mobile Home Park under old business.

**APPROVAL OF CONSENT AGENDA:**

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

The Planning Commission discussed the site visit conducted earlier this evening.

**PUBLIC HEARING:**

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.

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.

Mr. Byrd reviewed the proposed amendments regarding boarding house, contractor's service establishment and transition house as special use permits in General and Community Business Districts. Transition housing was discussed previously for an amendment to include it by right; however, it has been re-advertised to allow the Board of Supervisors flexibility in approving the amendment.

Mr. Moore stated a special use permit for this type of facility may in fact prohibit the facility from being located anywhere in the county. It could also put the Board in an unfavorable position.

Mr. Sandy noted another option would be to make the transition house by-right with restrictions, similar to the existing kennel requirements.

Mr. Muffo noted that based on the comments from the Board of Supervisors there did not seem to be support to approve transition house as a by-right use.

Mr. Seitz stated it would be acceptable to require a special use permit.

On motion by Mr. Seitz, seconded by Mr. Rice and carried by a 6-1 vote (Moore opposed, Haynes & Cochran absent) 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, Contractor's Service Establishment and Transition House as uses permitted with a special use permit in the General Business and Community Business Districts.

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).

An ordinance amending Chapter 10 entitled Zoning, Section 10-35 Planned Unit Development-Residential (PUD-RES) of the code of the County of Montgomery, VA by removing Group Home as a use permitted by right in the Planned Unit Development Residential District (PUD-RES).

An ordinance amending Chapter 10 entitled Zoning, Section 10-61, Definitions, of the code of the County of Montgomery, VA by amending the definition of Family by adding references to Group Home and Boarding House definitions and by amending the definition of Group Home by adding a reference to the definition of Family.

Mr. Byrd reviewed the ordinance amendments. He referred to the definitions of group home, boarding house, and family. Group home is defined as a residential structure therefore would be allowed by right in residential areas. They must be treated the same as a residential dwelling. These ordinance requirements are required to comply with State code.

On a motion by Mr. Howard, seconded by Mr. Rice and carried by a 6-1 vote (Moore opposed, Haynes & Cochran absent), the Planning Commission recommended approval of An ordinance amending Chapter 10 entitled Zoning, Section 10-27, Multiple Family Residential (RM-1) of the code of the

Mr. Lau asked if the applicant had determined the number of students/children that use the bus stop.

Mr. Neel stated the number will vary. Currently the park meets the required recreation area as stipulated in the zoning ordinance so with approval of the request, as proposed, the park will exceed the amount of recreation area required.

Mr. Sandy noted that a statement regarding the maintenance of the amenities needed to be included and the marking of the crosswalks needed to be noted on the plans.

On motion by Mr. Moore, seconded by Mr. Lau and carried by a 6-1 vote (Seitz opposed, Haynes & Cochran absent) the Planning Commission recommended approval of the request by Oak Forest MHC, LLC (Agent: Gay & Neel, Inc.) to eliminate condition number(s) 3, 7, and 8, from the existing special use permit dated February 23, 2004 and approval of an amended special use permit with the following conditions:

1. This Special Use Permit (SUP) authorizes the build-out (expansion) of Oak Forest Mobile Home Park to a maximum of 214 (18 additional) units and construction will be in substantial conformance with the Conceptual Plans Titled "Oak Forest Mobile Home Park Conceptual Plan" consisting of sheets 1 through 3 by Gay and Neel, Inc. dated 09/02/08(PLANS).
2. Final development plans complying with the above mentioned PLANS shall be approved by the zoning administrator prior to the issuance of building permits for the installation of mobile homes on new spaces.
3. A bus shelter shall be constructed and maintained by the developer as close as practicable to the intersection of the park access drive and High Top Road. The bus shelter shall be no less than ten (10) and no more than sixty (60) feet from the public R/W of Hightop Road. The bus shelter design shall be approved by the Montgomery County Public Schools. Off street parking shall be provided as shown on the PLANS. Additional recreation amenities and asphalt trails linking the bus shelter to the proposed parking and the overflow parking shall be constructed in accordance with the PLANS prior to the placement of any additional mobile home units.
4. The bus shelter shall generally be of block and frame construction with a shed style roof and enclosed on a minimum of three sides. The shelter shall provide a minimum of 80 square feet of enclosed space.
5. The amenities as shown on the PLANS shall be constructed and maintained by the developer and approved by the zoning administrator prior to the installation of any new units approved under the SUP. These amenities include the proposed recreation amenities, trails, bus shelter, crosswalks, and off-street parking as shown on the PLANS.
6. Final development plans shall include fire hydrant locations. Hydrants shall be installed throughout the park so that no mobile home is more than 500 feet by road, from a hydrant, subject to engineering constraints. Fire protection shall be installed prior to the rental of any mobile homes over 186 units. Fire hydrants shall be tested and maintained by the Montgomery County PSA in accordance with Section 11(d) of the water and sewer regulations adopted August 4, 2008 as amended. All necessary fees for maintaining the hydrants shall be paid by property owner to Montgomery County PSA.
7. The property owner shall pay any additional costs to increase the size of the current drainage pipe located under Merrimac Road (State Rte. 657) upon replacement by the Virginia Department of Transportation. The sizing of the pipe is to be determined by the Virginia

Agriculture & Forestal District

No Report.

Blacksburg Planning Commission

No Report.

Christiansburg Planning Commission

Mr. Rice stated that the Christiansburg Planning Commission had considered a special use permit for a parking garage at First & Pepper Street. There was also discussion regarding a boundary line adjustment for Harkrader Farms Subdivision.

Economic Development Committee

No Report.

Public Service Authority

Mr. Wells stated the PSA Board met and discussed an issue discovered in the Plum Creek area. An invitation was received by the PSA for a planning event at Warm Hearth.

Parks & Recreation

Mr. Howard reported the Parks and Recreation Committee discussed the rates of athletic programs, budget concerns, and needs at the Frog Pond. The new spring catalog is available.

Radford Planning Commission

No Report.

School Board- Bill Seitz

No Report.

Transportation Safety Committee- Malvin Wells

A satellite office for the State Police has been proposed for Area 6. Some officers have to make an 80 mile trip to process paperwork. Traffic issues are expected for this area during the upcoming Presidential Inauguration.

Planning Director's Report

Mr. Sandy reminded members that disclosure forms were due on the 15<sup>th</sup> of January and some had not been turned in yet.

There being no further business, the meeting was adjourned at 9:00 pm.



MONTGOMERY COUNTY DEPARTMENT OF  
PLANNING COMMISSION

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

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff *JRM*

DATE: January 30, 2009

RE: Staff Analysis (SU-2009-06434)

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.

**I. Nature of Request**

**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, as well as a feed and seed store.

**II. Location**

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.

**III. Impacts**

The impacts associated, in this case, with the allowance of farm machinery sales, as well as feed and seed store, should be relatively few. The proposed building has been substantially remodeled and will fit in well with the surrounding parcels and their respective dwelling units.

According to the application filed on January 5, 2009, the applicant is "focusing on small-scale parts and repair service for lawn and garden equipment with a limited supply of fencing materials". Furthermore, the feed and seed store will "be providing pre-packaged feed for farm animals and pets; no milling" will be required. The concept plan submitted January 5, 2009 illustrates the proposed changes to the property. 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.

#### **IV. Comprehensive Plan**

The site is located within an area designated as *Mixed Use* in the Village of Prices Fork on the future policy map of the comprehensive plan. The comprehensive plan describes Village Area Land Use as predominantly residential but may include a "downtown" area of business, commercial and institutional uses at densities higher than those found in surrounding rural areas. New small-scale business, commercial and employment uses may be appropriate in villages provided they are small-scale buildings with a pedestrian oriented street front.

The Prices Fork Village Plan indicates any development or renovation within established neighborhoods should be compatible with adjacent structures and the neighborhood as a whole.

The Prices Fork Village is served by Montgomery County PSA public water and sewer.

Given the site is proposed to be used in a similar manner as the previous business and is served by public water and sewer in a Mixed Use Village Land Use Area, the use does qualify for consideration of the Special Use Permit to allow a farm machinery sales and service, as well as a feed and seed store in a Community Business (CB) district in the Village of Prices Fork.

#### **V. Analysis**

The site is to be served by Montgomery County PSA public water and private sewer. The parcel currently has an existing building on the premises, which is in the process of being remodeled to continue the established use as a convenience store with fuel sales and restaurant.

The current building is approximately 70' x 40' (2800 sq. feet), and the proposed addition is to be 60' x 30' (1800 sq. feet) per site plan submitted January 5, 2009.

According to section 10-29(4)(f) and 10-29(4)(g) of the Montgomery County Code farm machinery sales and service as well as feed and seed store and mills can be permitted in areas zoned Community Business (CB) by special use permit.

VDOT has issued a letter dated on January 7, 2009, explaining the entrances at 4338 Prices Fork Road (RT. 685) were sufficient.

**VI. Staff Recommendations**

Staff recommends approval of the Special Use Permit (SUP) to allow farm machinery sales and service, as well as a feed and seed store in a Community Business (CB) zoning district contingent upon the following conditions:

- 1.No outdoor storage of materials, merchandise, or supplies shall be permitted.
- 2.No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.
- 3.Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code and be on only during business hours.
- 4.Signage for the site shall be limited to no more than 150 sq. feet in area and compliant with section 10-45 of the Montgomery County Code.
- 5.Owner shall provide Health Department approval for all proposed on-site activities prior to approval of the required site plan.
- 6.No on-site milling activities shall be permitted.

As of January 29, 2009 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
  - Application materials with issues for consideration
  - Concept Plan
  - VDOT letter, dated January 7, 2009
  - Site Photos



# MSH of Virginia LLC Request for Special Use Permit

## Legend

- State Roads
  - Interstate Highway
  - Private Roads (Named)
  - Planned Highway
  - Railroad
  - Hydrology
  - Tax Parcels
  - Subject Property
- County Zoning**
- A1 - Agriculture
  - CB - Community Business
  - GB - General Business

Montgomery County, Virginia  
DISCLAIMER

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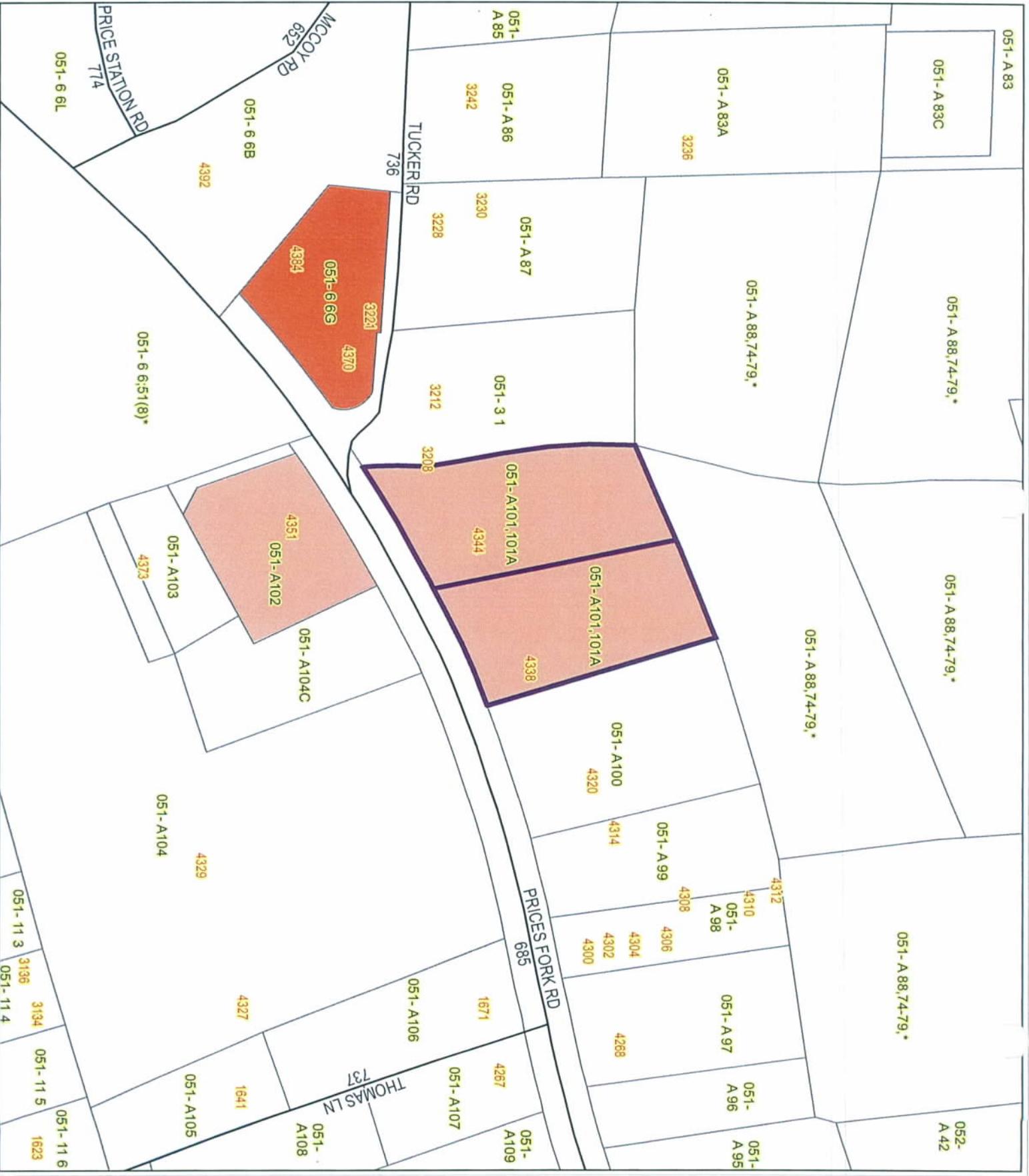
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Prepared by Montgomery County, Va  
Planning & GIS Services, 1/30/09





**MSH of Virginia LLC**  
**Request for**  
**Special Use Permit**

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

Montgomery County, Virginia  
 DISCLAIMER

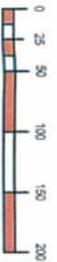
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EXACT LOCATION OF ANY FLOOD ZONE TO BE DETERMINED BY LICENSED LAND SURVEYOR, ENGINEER, OR ARCHITECT.

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January 3, 2009

Mr. Steve Sandy  
Planning Director  
County Government Center  
755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073

RE: Special Use Permit for Riverway Store

To Whom It May Concern:

We are requesting a Special Use Permit to allow farm machinery sales/service (focusing on small-scale parts and repair service for lawn and garden equipment and a limited supply of fencing materials) and a feed and seed store (providing pre-packaged feed for farm animals and household pets – no milling). This business would be an asset to the Prices Fork Community for several reasons: It would provide a needed service to the surrounding rural area, with many farmers and homeowners. It would provide supplies for those with farm animals as well as those with household pets.

The site will be aesthetically pleasing and fit in with the surrounding community of Prices Fork. We believe that this use fits in with the spirit of the Comprehensive Plan and the Prices Fork Village Plan.

We respectfully submit the attached plans for your consideration of the site in question.

Sincerely,



MSH of Virginia, LLC

Enclosures

Issues for Consideration

1. The property lies within the Prices Fork Village. The site will be aesthetically pleasing and will fit in with the spirit of the Comprehensive Plan and the Prices Fork Village Plan.
2. The proposed business will adequately provide for safety from fire hazards and have effective measures of fire control. There is currently a fire hydrant located directly across Prices Fork Road which serves this property.
3. The level and impact of noise will be minimal and during daytime hours.
4. No additional lighting will be required under this SUP. The glare or light will be no different than of previous businesses at the site.
5. Any proposed signs will meet the requirements of this ordinance.
6. The proposed use is very similar to that of nearby businesses.
7. The location, area footprint with dimensions, and details of the proposal has been provided.
8. A board-type fence will be installed to provide screening.
9. Construction will begin within 6 months of approval of the SUP by the County.
10. The proposal will not result in the destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
11. The proposal will provide additional conveniences and services to the people of the community.
12. The current building, parking lot and entrance meet VDOT's requirements. The proposal will be no different that previous uses with regard to vehicular and pedestrian traffic and safety.
13. The current building meets all code requirements of Montgomery County. The proposal will also meet all code requirements.
14. Public water service is available from the Montgomery County PSA. There is an on-site septic system.
15. There will be no effect on groundwater supply.
16. No unreasonable impact on the structural capacity of the soils is expected.
17. There will be no effect on road development and transportation.
18. There will be no effect on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality, and air quality.
19. The proposal will provide desirable employment opportunities and enlarge the tax base.
20. The proposal will help satisfy the needs of local agriculture, industry, and businesses for future growth.
21. N/A
22. Any outdoor storage will be contained in a building on the property or screened from the public highway by a board-type fence.
23. Open space will be a low-maintenance, mowed area.
24. N/A
25. N/A

- 26. There is currently no on-site fuel storage.
- 27. N/A
- 28. N/A
- 29. The days/hours of this SUP are expected to be Monday through Saturday 7:00 am until 5:00 pm.
- 30. The location and screening of parking and loading spaces/areas are shown on the plans.
- 31. If necessary, a chain-link fence would be installed.
- 32. The number of employees is anticipated to be 2 or 3.
- 33. Existing and proposed infrastructure are shown on the plans.
- 34. N/A
- 35. N/A

I, Larry N. Smith, certify that the information given is correct, including any attached plans or drawings, and that all construction will comply with all applicable development approvals and conditions, and the Montgomery County Zoning Ordinance.

*Larry N. Smith*  
 \_\_\_\_\_  
 Signature

*1/5/2009*  
 \_\_\_\_\_  
 Date



RECORD OF INSPECTION-SEWAGE DISPOSAL SYSTEM

Case No. 34-1-A-12 Date 6/17/79  
 Occupant EMORY STELLI Address 4702 BIRCH AVE S.W. Phone 527-6316  
 (Mailing Address)  
 Occupant EMORY STELLI Address 4702 BIRCH AVE S.W. Phone 527-6316  
 (Mailing Address)  
 Exact Location 113 3rd Avenue S.W.  
 (Subdivision, Street or Road Name, Section or Lot No.) Down Town

WATER SUPPLY INSPECTION

Installed according to Permit Design  Yes  No. Distance to nearest House Sewer (Use Form LHS-143 for Detailed Inspection of Water Supply Reference Materials.)  
 Disposal System  Yes  No. Distance to nearest Sewage

SEWAGE DISPOSAL SYSTEM INSPECTION

(6) DISTRIBUTION BOX  
 Watertight and equal surcharge to each line by Water Test  Yes  No. Distribution Box provided with  
 extra outlets for future use. (Number)

(7) SUBSURFACE ABSORPTION FIELD  
 Total Area in bottom of ditches 760 square feet.  
 Number of ditches 2. Length of ditches 380 feet.  
 Grade of ditches Maximum 3 inches per 100 feet.  
 Maximum 3 inches per 100 feet. Has system been  
 checked by instruments (Level)  Yes  No.  
 Type aggregate used 3  
 Depth of aggregate under tile 3 inches  
 Total depth of aggregate 3 inches  
 Depth of backfill over aggregate 3 inches

(8) SURFACE DRAINAGE  
 Storm Drains from House and Basement flowing away from Subsur-  
 face Drainage Field:  Yes  No. If Yes, has this been provided  
 required  Yes  No. Has area been drained by lowering  
 Ground Water Table:  Yes  No. NOT required.  
 (9) Are follow-up inspections necessary  Yes  No.

(3) SOIL CONDITION  
 Are there soil conditions now evident which indicate system may be un-  
 satisfactory as designed:  Yes  No. If Yes, show  
 adjustments required under "Remarks" below.  
 HOUSE SEWER LINE  
 Installed  Yes  No. Type of material 5" 11" PVC  
 Size \_\_\_\_\_ Inches.

(5) SEPTIC TANK  
 Constructed of \_\_\_\_\_  
 Inside Dimensions Length \_\_\_\_\_ feet. Width \_\_\_\_\_ feet.  
 Liquid Depth \_\_\_\_\_ feet. Depth of Air Space \_\_\_\_\_ inches.  
 Inside Fittings comply with requirements  Yes  No.

Septic Tank Contractor: Frank G. ... Address 4702 Birch Ave S.W. Phone \_\_\_\_\_  
 This Sewage Disposal System (Is/Is Not) Approved by \_\_\_\_\_ Health Department  
 Date Signed 6/17/79 (Sanitarian)  
 Date Approved \_\_\_\_\_ (Reviewing Authority)

With proper maintenance, approved Sewage Disposal systems may be expected to function satisfactorily, provided no overloading or physical damage  
 occurs to the system. Remarks:

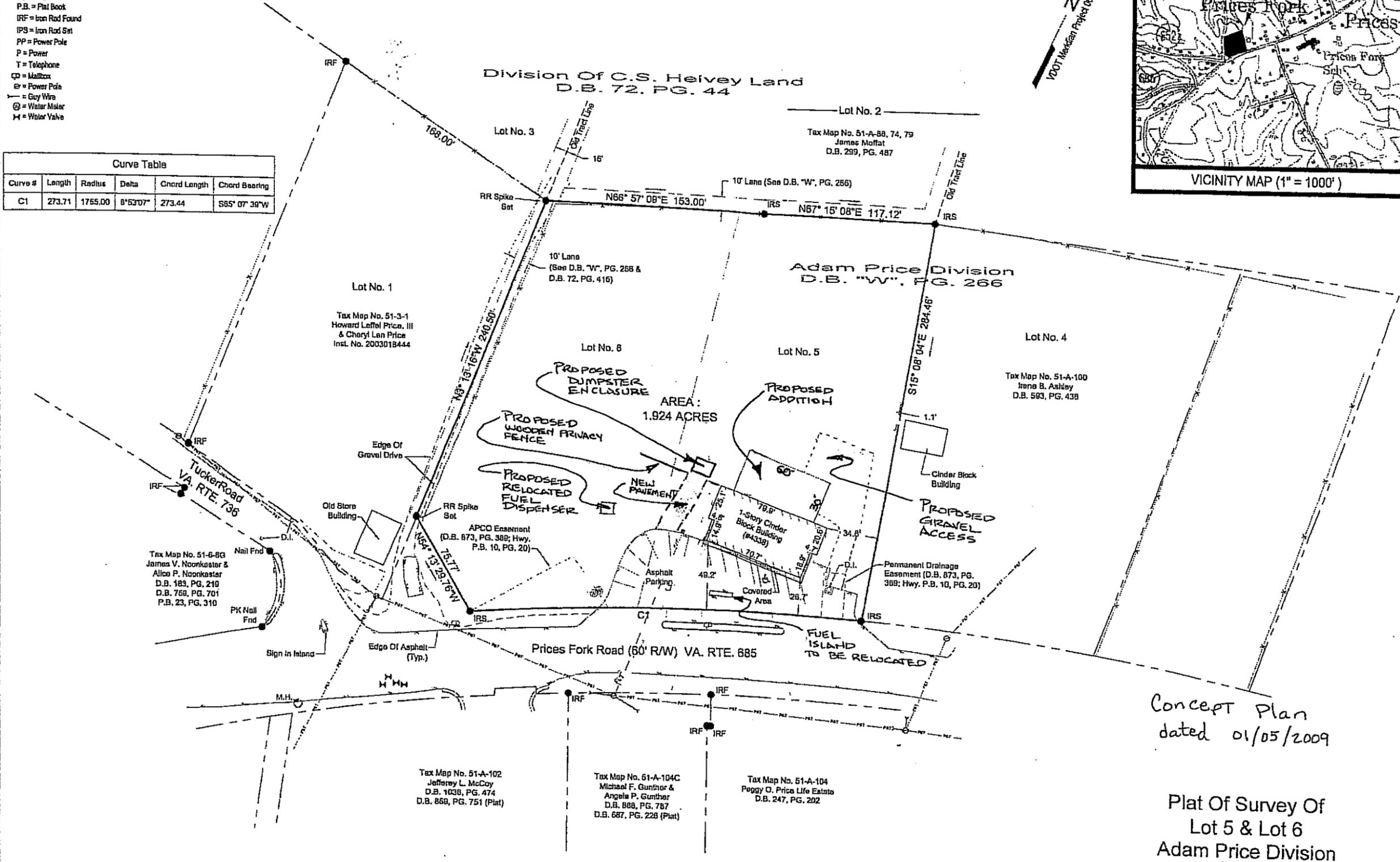
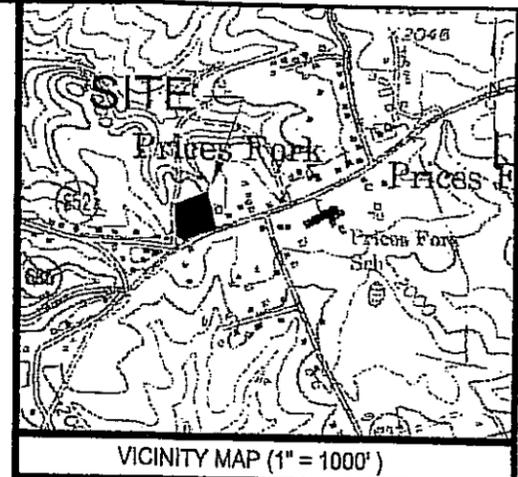
LEGEND:

- Property Line
- x- Fence
- P & T- Overhead Power & Telephone

ABBREVIATIONS:

- RAW = Right of Way
- D.B. = Deed Book
- Pg. = Page
- P.B. = Plat Book
- IRF = Iron Rod Found
- IPS = Iron Rod Set
- PP = Power Pole
- P = Power
- T = Telephone
- CP = Mailbox
- GP = Power Pole
- GW = Guy Wire
- WM = Water Meter
- WV = Water Valve

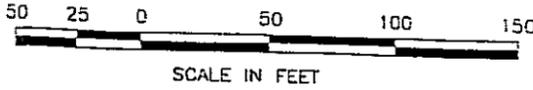
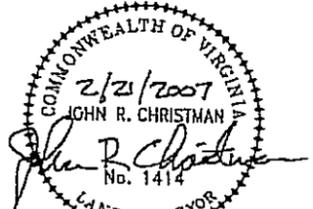
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	273.71	1765.00	8°53'07"	273.44	S85° 07' 39"W



Concept Plan dated 01/05/2009

Plat Of Survey Of  
Lot 5 & Lot 6  
Adam Price Division  
For  
MSH Of Virginia, LLC  
Located in  
Prices Fork  
Prices Fork Magisterial District  
Montgomery County, Virginia

- NOTES:
- This Plat Was Prepared Without The Benefit Of A Title Report.
  - References: Montgomery County Tax Map 51-A-101, Inst. No. 2003008306, D.B. 873, Pg. 388; Hwy. P.B. 10, Pg. 20, D.B. "W" Pg. 266 (Subdivision).
  - This Property Does Not Lie Within A H.U.D. 100-Year Flood Hazard Zone.
  - Property Address: 4338 Prices Fork Road Blacksburg, VA 24050
  - This Plat Is A Result Of A Field Survey By Roberts Engineering, Inc. In February, 2007.





# COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PO BOX 3071

SALEM, VA 24153-0560

DAVID S. EKERN, P.E.  
COMMISSIONER

January 7, 2009

Dari Jenkins  
Montgomery County Planner  
755 Roanoke St., Suite 2A  
Christiansburg VA 24073-3177

Re: Riverway Store  
4338 Prices Fork Road, Route 685

Dear Dari:

At the request of Larry Smith we have investigated the entrances at the above location and have determined that they are sufficient for the purpose of the proposed use as a store, including feed and farm equipment sales.

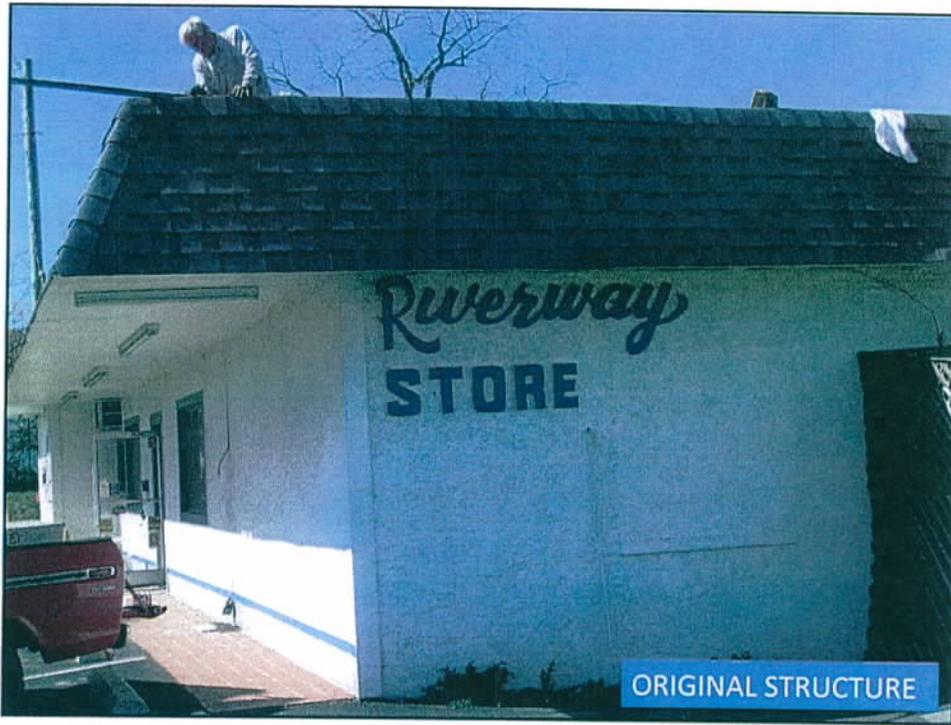
If you have any questions please call John Thompson at 381-7200.

Sincerely,

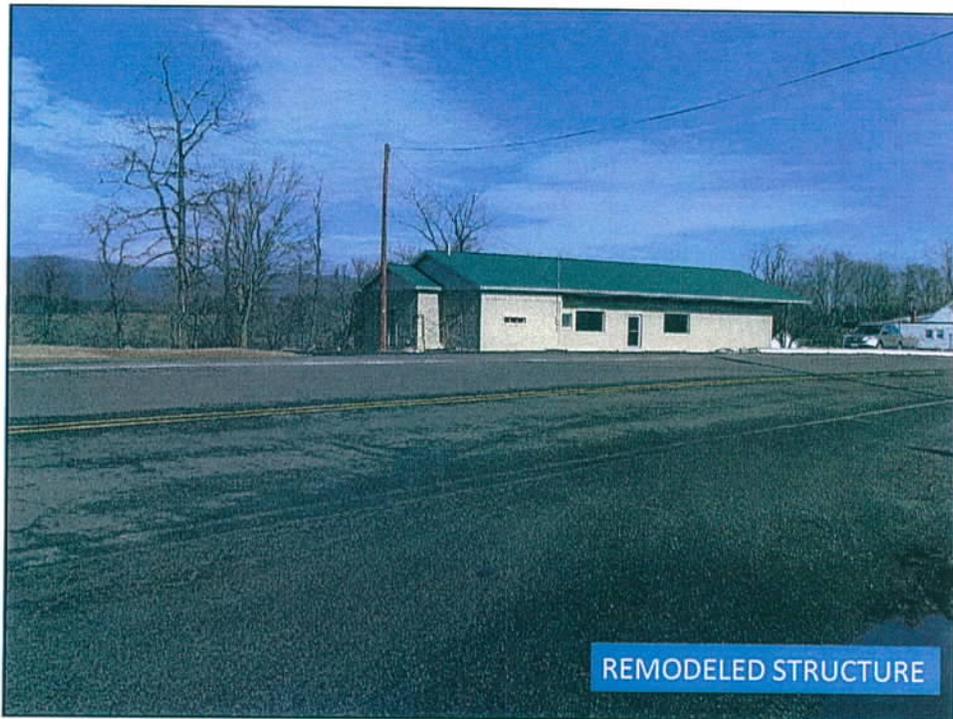
A handwritten signature in cursive script that reads "John C. Thompson".

John C. Thompson, PE  
Staff Engineer Christiansburg Residency

C: Larry Smith



ORIGINAL STRUCTURE



REMODELED STRUCTURE



REMODELED STRUCTURE-CLOSE UP



SIDE VIEW WITH SIMULATION OF PROPOSED ADDITION



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 (KB)  
**DATE:** February 3, 2009  
**RE:** Staff Analysis (SU-2009-06434)

A request by **Two Way Radio, Inc.** (Agent: Clayton Hodges) for a Special Use Permit (SUP) on approximately 0.52 acres in a General Business (GB) zoning district to allow a **contractor's 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.

**I. Nature of Request**

The applicant is requesting a Special Use Permit (SUP) on approximately 0.52 acres zoned General Business (GB) to allow a Contractor's Service Establishment.

**II. Location**

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.

**III. Impacts**

This Special Use Permit should have minimal impacts on the surrounding land uses. General Business (GB) zoning surrounds the property with two Agriculture (A-1) zoned parcels across Ferguson Drive. One parcel in A-1 zoning contains a well drilling business with their secondary entrance on Ferguson Drive. The second A-1 parcel has an entrance on Merrimac Road with a residential structure in close proximity to an automobile repair shop. The subject parcel with the existing metal building previously served as a dispatch center and workshop for Two Way Radio, Inc. and is 0.52 acres in size. The surrounding land uses are commercial.



## Two-Way Radio Inc Request for Special Use Permit

### Legend

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

### County Zoning

#### Zoning Class

- A1 - Agriculture
- GB - General Business

### Christiansburg Zoning

#### Zoning Class

- A
- B-3
- R-2

Montgomery County, Virginia  
DISCLAIMER

INFORMATION SHOWN HEREON IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE MONTGOMERY COUNTY BOARD OF SUPERVISORS AND ITS PLANNING & 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 RELIED UPON AS A GUARANTEE OF ACCURACY OR INFORMATION OF OFFICIAL COUNTY, STATE, AND FEDERAL RECORDS. DATA IS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED.

IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT BE INCURRED BY 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 MISPERFORMANCE. CONSULT WITH THE DESIGNER AND ENGINEER'S CONCLUSIONS. ORIGINAL DATA GENERATED CONTOUR DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.



Prepared by Montgomery County, Va  
Planning & GIS Services, 1/30/09





## Two-Way Radio Inc Request for Special Use Permit

### Legend

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

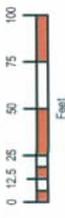
Montgomery County, Virginia  
DISCLAIMER

INFORMATION SHOWN ARE 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, FEDERAL OR LOCAL LAWS, REGULATIONS, ORDINANCES, POLICIES, PROCEDURES, 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, FEDERAL OR LOCAL LAWS, REGULATIONS, ORDINANCES, POLICIES, PROCEDURES, OR OTHER LIABILITIES.

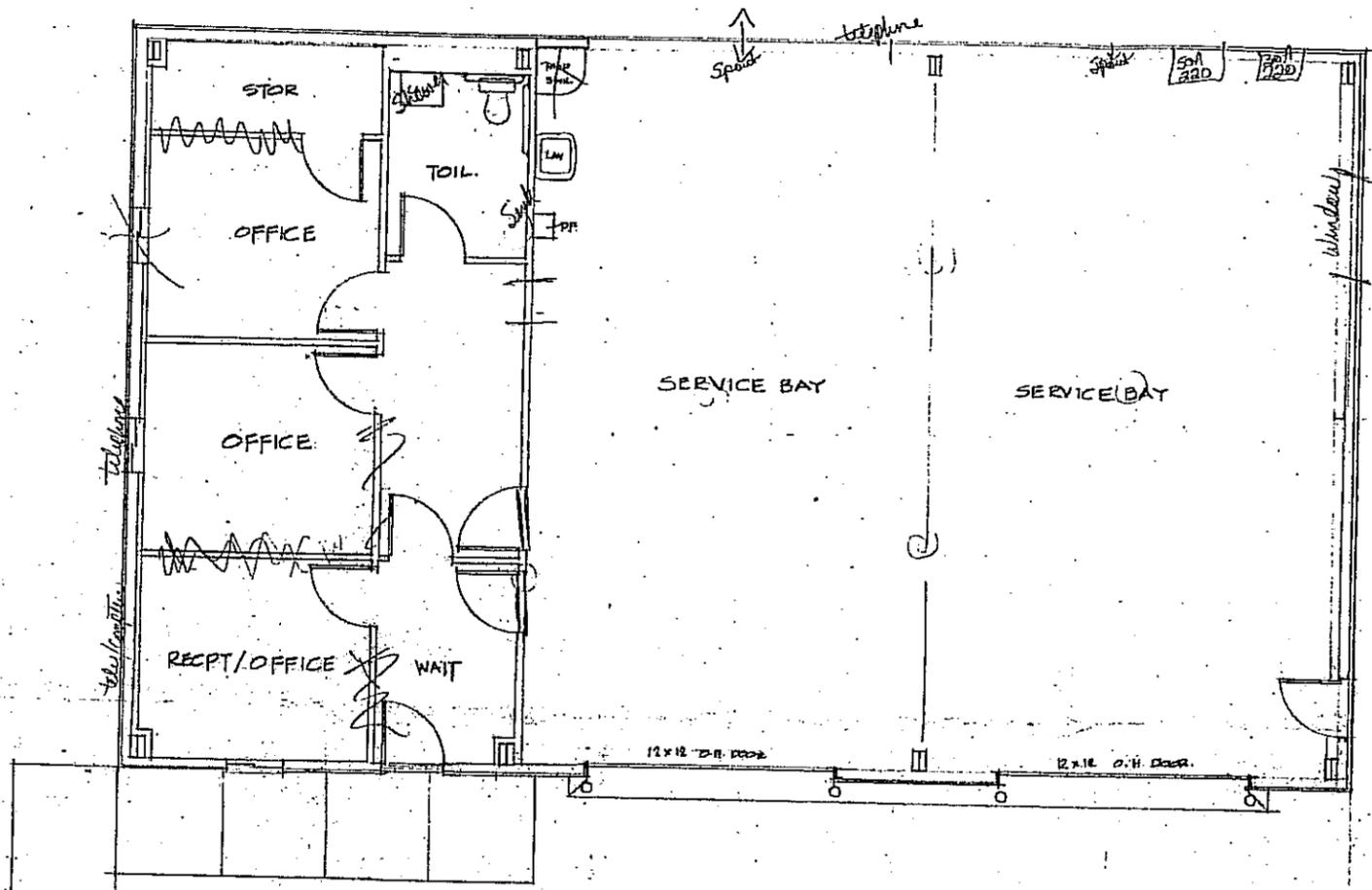
IN NO EVENT SHALL MONTGOMERY COUNTY BE LIABLE FOR ANY DAMAGES THAT MIGHT ARISE FROM THE USE OR ANY INFORMATION SHOWN.

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. VISUAL DATA SHOULD BE USED FOR LAND DEVELOPMENT, SURVEY AND ENGINEERING PURPOSES.

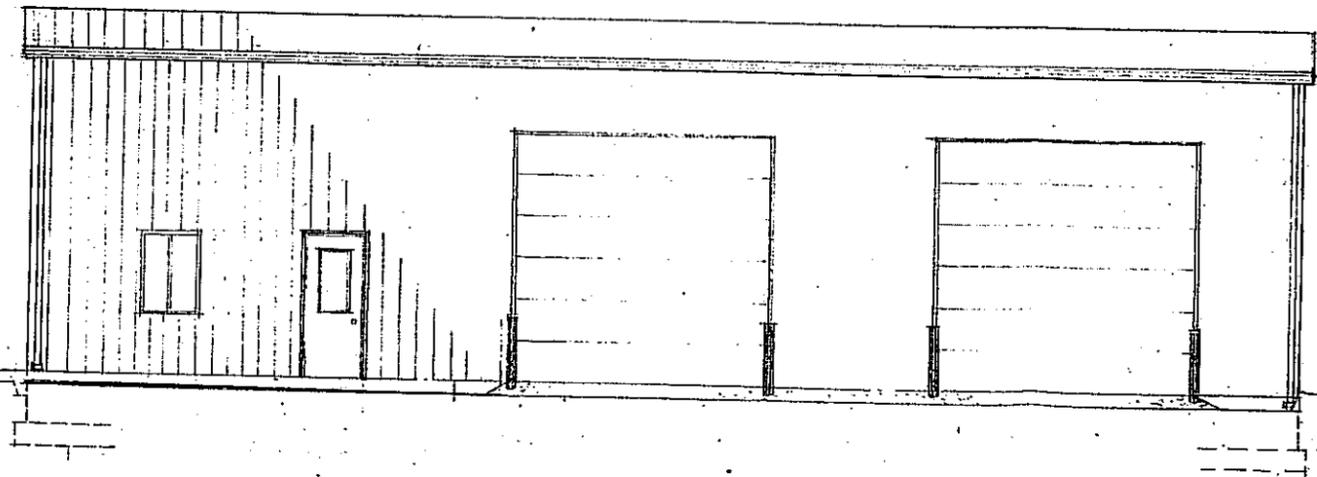


Prepared by Montgomery County, Va  
Planning & GIS Services, 1/30/09





FLOOR PLAN  
 1/4" = 1'-0"



FRONT ELEVATION  
 1/4" = 1'-0"

REVISIONS	BY

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
OF SHEETS

# 310 Ferguson Drive





Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Rezoning & Special Use Permit
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
Applicant Information:	
Property Owner: <u>Two Way Radio Inc</u>	Agent: <u>Chris Pfohl</u>
Address: <u>310 Ferguson Drive</u> <u>Blacksburg VA 24060</u>	Address: <u>1955 Wetherburn Road</u> <u>Christiansburg VA 24073</u>
Phone 1: <u>276-228-2791</u>	Phone 1: <u>540-557-7476</u>
Phone 2: _____	Phone 2: _____
Email: _____	Email: _____
Location of Property: <u>310 Ferguson Dr., Blacksburg VA 24060</u>	
Legal Record of Property: Total Area: <u>.52</u> Acres Magisterial District _____	
Account ID: <u>002520</u>	Tax Parcel Number(s): <u>67-(4)-3</u>
Rezoning Details: Current Zoning District: _____ Requested Zoning District: _____	
Desired Use(s): _____	
Special Use Permit: Current Zoning District _____ Total Area: _____ Acres	
Desired Use(s): <u>Contractor Service Establishment - Plumbing</u> <u>Contractor</u>	
Comprehensive Plan Amendment(Description): _____	
<p><i>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.</i></p>	
<u>Dewrah C. Stuart</u>	<u>12/31/03</u>
Property Owner's Signature	Date
<u>[Signature]</u>	<u>1/5/09</u>
Agent's Signature	Date

FOR OFFICE USE ONLY

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

- COMPLETE request. Schedule for \_\_\_\_\_ Planning Commission Meeting.
- INCOMPLETE request. Applicant has until \_\_\_\_\_ to re-submit application to be considered



January 5, 2009

Ms. Dari Jenkins  
Planning & Zoning Administrator  
Montgomery County  
County Government Center  
755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073

Re: Rome Mechanical SUP  
Montgomery County, Virginia  
AHV PN 2008104

Dear Ms. Jenkins:

We have attached the materials as discussed in our meeting on December 30, 2008. Attached are the existing site sketch with proposed parking, a vicinity map, and dumpster enclosure detail. The proposed use is in an urban expansion area. The applicant feels that due to the nature of the business (mechanical/plumbing services), and the character of existing businesses in the area, that the proposed use meets the goals of the comprehensive plan. Since the use will be implemented in an existing facility, all water and sewer service are existing. The Owner's representative has met with VDOT on site to discuss the existing entrance. VDOT has confirmed that the entrance meets its standards; however, the existing road sign, two bushes, and two trees must be removed to meet sight distance requirements. VDOT will be sending a letter stating these requirements to the applicant. Upon receipt of the letter, a copy will be forwarded to your office to file with other application material. No significant traffic impacts are expected on the site due to the nature of the business. Responses to the additional special use permit requirements are shown below.

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

**The site is currently in use as a Two-Way Radio service facility. The proposed use would not significantly change the existing site. The Comprehensive Plan calls for this area of the County to be part of the Urban Expansion area. Nothing contained within this request appears to violate any of the principals of the Comprehensive Plan's vision for this area of the County.**

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

**The site currently has access to a fire hydrant along Ferguson Drive. The closest hydrant is within 200' of the existing building.**

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

**The applicant intends to move in on April 01, 2009 if the special use permit is granted.**

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

**No disturbance to any of the above features is expected since the site improvements are existing.**

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

**The proposed use is not intended for on site retail. Most interaction with the public will be off site. However, the central location of the site in the County will provide the applicant with a more central location for support provide plumbing services to contractors within the County.**

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

**There is not expected to be any increase in traffic over what is currently used on the site. Basically, 6 vehicles come to the site in the morning. Employees then leave to go to offsite locations. In the evening, they return to pick up their personal vehicles. The applicant expects the total VPD (vehicle trips per day) to be less than 50.**

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

**To the applicant's knowledge, the existing structure meets all Montgomery County building code and setback requirements.**

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

**All utilities, including water, sewer, electric, and phone are available and in current use on the site.**

23. The proposed use of open space.

**No changes to the existing site layout are proposed.**

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

**No floodplains are located on the site. Locations of steep slopes are indicated on the attached site drawing.**

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

**No non-conforming uses and structures (other than the road sign) are located on the site. The sign will be removed upon approval of the special use permit.**

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

**No fuel storage is proposed.**

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

**None are anticipated at this time. If any are needed in the future, they will meet all County code requirements.**

28. The area of each use; if appropriate.

**The site will operate under one use.**

29. The proposed days/hours of operation.

**The applicant's business operates from 7:15 AM to 4:30 PM on Monday through Friday.**

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

**No additional screening—beyond that of existing landscaping—is proposed.**

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

**The applicant does not expect to install any special security features.**

Ms. Dari Jenkins  
January 5, 2009  
Page 6

32. The number of employees.

**The applicant currently has 11 employees. Many of these employees carpool to work. The total number of personal vehicles that are expected to be on site is six (6).**

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

**Existing infrastructure is shown on the attached site sketch.**

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

**No odors are expected to be generated by the proposed use.**

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

**Since the site is existing, no construction traffic is expected.**

Please let us know if any of the required information appears incomplete, or is missing from this package.

Sincerely,



Clayton Hodges, PE  
Vice President

CCH/

Enclosures



TAX MAP # 067-4-5E  
 KENLEY W. JENELLE SR. &  
 BEVERLY B. JENELLE  
 (COLLISION PLUS)  
 ZONED: GB  
 USE: AUTO REPAIR

TAX MAP # 067-4-3A&4  
 WILLIAMS PROPERTY LIMITED  
 (WILCO HESS SERVICE STATION)  
 ZONED: GB  
 USE: GAS STATION

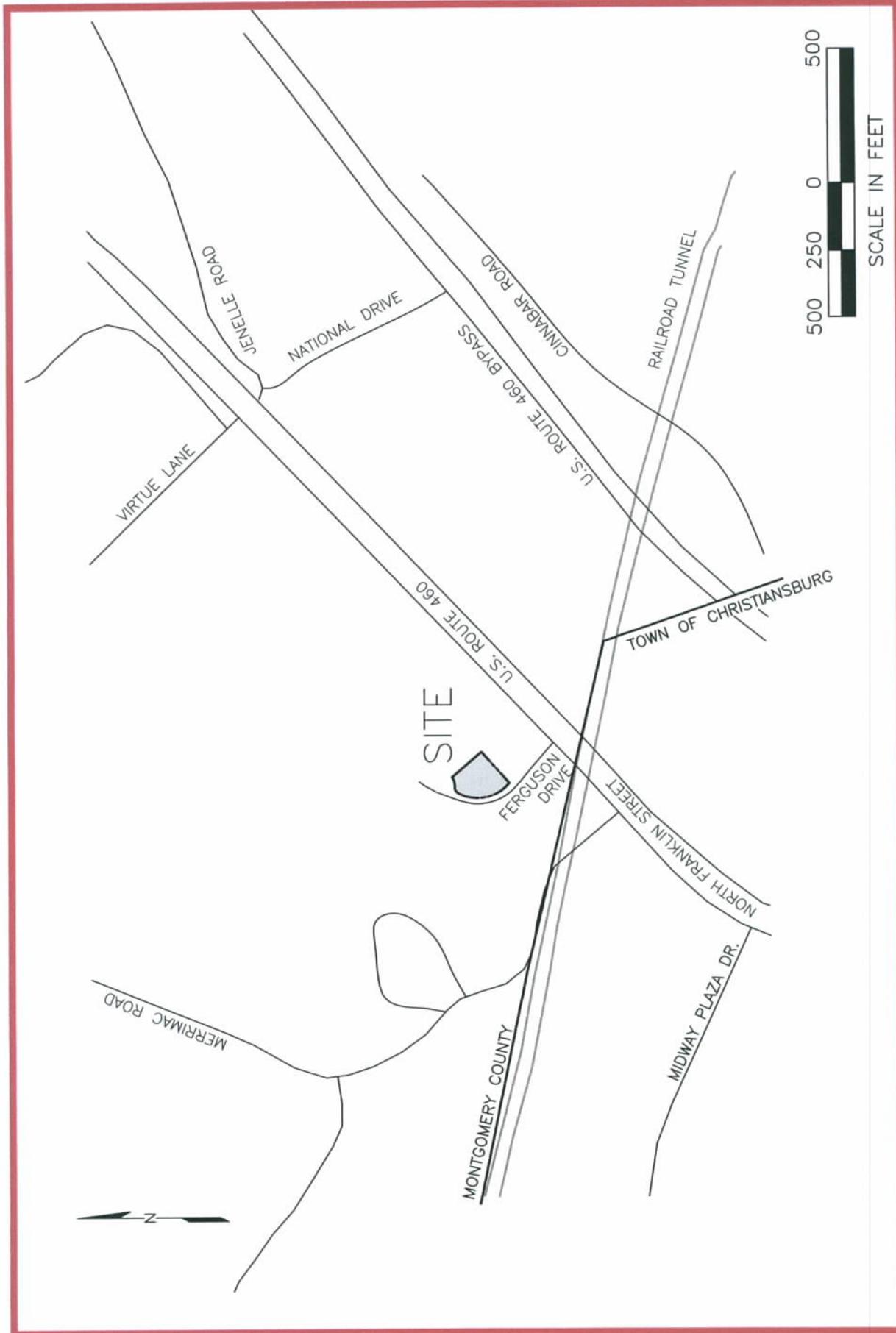


**ROME MECHANICAL  
 SUP CONCEPT PLAN  
 MONTGOMERY COUNTY, VA**

DATE : 05 JAN 2009  
 SCALE : AS SHOWN  
 DESIGNED: CCH  
 PROJECT : 2008104

**Altizer, Hodges, & Varney, Inc. - Consulting Engineers & Surveyors**  
 20 Midway Plaza Drive, Suite 200, Christiansburg, VA 24073  
 Phone: 540-382-9410, Fax: 540-382-9492  
 Email: ahv@ahv-inc.com Website: www.ahv-inc.com





**ROME MECHANICAL  
VICINITY MAP  
MONTGOMERY COUNTY, VA**

DATE : 05 JAN 2009  
SCALE : AS SHOWN  
DESIGNED: CCH  
PROJECT : 2008104

**Altizer, Hodges, & Varney, Inc. - Consulting Engineers & Surveyors**  
20 Midway Plaza Drive, Suite 200, Christiansburg, VA 24073  
Phone: 540-382-9410, Fax: 540-382-9492  
Email: ahv@ahv-inc.com Webpage: www.ahv-inc.com

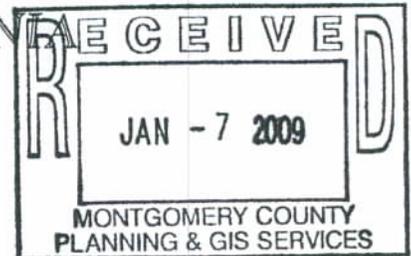






COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
PO BOX 3071  
SALEM, VA 24153-0560



DAVID S. EKERN, P.E.  
COMMISSIONER

January 6, 2009

Mr. Bryan Rice  
600 Radford Street  
Christiansburg, Virginia 24073

RE: COMMERCIAL ENTRANCE, TWO WAY RADIO  
Route 1032, Montgomery County

Dear Mr. Rice:

This is to confirm our conversation with you on January 5, 2009 concerning the commercial entrance to Two Way Radio. The entrance seems to comply with Virginia Department of Transportation (VDOT) standards, however, there is some work that needs to be performed to obtain sight distance. This would include the removal of the Two Way Radio sign, two small trees and two shrubs. The sight distance will need to be checked by VDOT personnel before the new business starts operation.

Please contact John Jones at (540) 381-7198 to schedule an inspection once the work has been completed.

Sincerely,

John C. Thompson, P.E.  
Staff Engineer

KL/gat

c: Steve Sandy, County of Montgomery



MONTGOMERY COUNTY  
PLANNING & GIS SERVICES

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

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Planning Department *Stur*  
**DATE:** February 5, 2009  
**RE:** **Final Plat Approval for Kensington Subdivision Phase II**

---

**Background** – Kensington Subdivision is located north of Mud Pike (SR 666) and east of Harkrader Street (SR 1201) at the western boundary of the Town of Christiansburg and consists of approximately 113 acres. Approximately, 63 acres of the property was rezoned to Residential (PUD-RES) in 2006. All lots in Kensington Subdivision are to be served by public water and sewer from the Town of Christiansburg.

The Preliminary Plat for Kensington Phase II showing twenty-four (24) lots was approved by the Planning Commission at their meeting of May 9, 2007. This preliminary approval had four (4) conditions. Three of these conditions have been satisfied however, the County Attorney has not completed the review of the HOA bylaws. It is anticipated that his review will be completed prior to the meeting on February 11, 2009.

**Developer** – Meadow Development Corporation (Robert Fralin)  
**Consultant** – Balzer and Associates, Inc.

**Draft Resolution** – The Final Plat of Kensington Subdivision Phase II Creating Lots 1 Thru 24 (Balzer & Associates, Inc. Job No. B0600045.00 dated September 11, 2008) is recommended for approval to the Board of Supervisors.

Attachments: Final Plat signed by Town of Christiansburg and VDOT

**MONTGOMERY COUNTY, VIRGINIA**  
**PLANNING COMMISSION and PLANNING & GIS SERVICES DEPARTMENT**  
**2009 WORK PROGRAM**  
(Major projects in priority order)

**1. COMPREHENSIVE PLAN IMPLEMENTATION**

**PLANNING COMMISSION**

- Conduct semi-annual review (February and August) of any requests to amend the Planning Policy Areas map.
- Review and discuss ordinance amendments (zoning, subdivision) being developed to implement specific Comprehensive Plan strategies.
- Participate in the ongoing plan implementation process along with other boards and commissions.

**PLANNING DEPARTMENT**

- Research and develop amendments to comprehensive plan to address state requirement for Urban Development Areas (UDA) and VDOT Chapter 527
- Research and develop ordinance amendments (zoning, subdivision) necessary to implement specific Comprehensive Plan strategies including:
  - Develop new TND (Traditional Neighborhood Development) special district and/or update Planned Unit Development Ordinances for use in Villages
  - Develop zoning approach for Villages
  - Develop/enhance clustering provisions for single family dwellings to comply with state code requirements
  - Review and discuss a possible sustainable development ordinance including wind energy
  - Review and discuss a possible Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) Ordinance
  - Develop new Historic District Overlay Areas
  - Assist County Attorney in development of an Adult Entertainment amendment
- Assist other county departments to identify and carry out projects within their own work program that implement specific Comprehensive Plan strategies (e.g., Parks and Recreation Strategic Plan and Economic Development).
- Prepare RFP and bid out professional planning and management services for a 3 year period in order to have several consultants available for planning projects

**PLANNING CONSULTANT**

- Assist with the development of ordinance amendments and planning studies as necessary.

**2. LAND DEVELOPMENT OFFICE (LDO) IMPLEMENTATION**

**PLANNING & GIS SERVICES DEPARTMENTS**

- Continue to support technology consultant in implementing LDO software that will automate and manage departmental workflow related to field inspections.
- Continue to extend benefits of LDO/GIS to other county departments (County Engineer, Inspections, Economic Development, PSA, Sheriff, Real Estate, etc.), to off-site agencies (Health Department, VDOT, etc.) and to the general public.
- Continue to implement Phase 2 field interface
- Initial planning for Phase 3 web interface as funding permits

**Ongoing Project: ZONING ORDINANCE ADMINISTRATION**

PLANNING COMMISSION

- Review and recommend rezoning requests and special use permit requests.
- Review and recommend amendments to the Zoning Ordinance.

BOARD OF ZONING APPEALS (BZA)

- Review and decide variance requests and appeals of Zoning Administrator decisions
- Review and decide special use permits (as applicable).

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission and the Board of Zoning Appeals.
- Prepare draft Zoning Ordinance amendments for Commission consideration
- Provide information and answer questions concerning the Zoning Ordinance for developers and the general public.
- Enforce the Zoning Ordinance including review of building permit applications, review of site plans, complaint investigation and follow-up, legal enforcement actions, etc.
- Assist CPEAV with regional training sessions for Planning Commission and BZA members/alternates.

**Ongoing Project: SUBDIVISION ORDINANCE ADMINISTRATION**

PLANNING COMMISSION

- Review and recommend plats for major subdivisions.
- Review and recommend amendments to the Subdivision Ordinance.

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission in the review of major subdivisions
- Review and approve plats for family subdivisions and minor subdivisions.
- Prepare draft Subdivision Ordinance amendments for Commission consideration.
- Provide information and answer questions concerning the Subdivision Ordinance for developers and the general public.

**Ongoing Project: COMPREHENSIVE PLAN IMPLEMENTATION**

PLANNING COMMISSION

- Review implementation priorities and projects.

PLANNING DEPARTMENT

- Prepare legislative priorities for land use matters.
- Prepare annual "State of the Plan" report.
- Prepare Indicators Report

GIS SERVICES

- Prepare supporting maps and modify GIS layers

**Ongoing Project: METROPOLITAN PLANNING ORGANIZATION (MPO)**

PLANNING DEPARTMENT

- Provide County representative to the MPO Technical Advisory Committee.

GIS SERVICES

- Review and support services.

**Ongoing Project: PUBLIC INFORMATION**

PLANNING DEPARTMENT

- Update existing County webpage including new Village web pages.
- Prepare and distribute Annual Report.
- Develop Citizen's Academy and Planners in the Public School Program.

GIS SERVICES

- Maintain iGIS website for external (general public) and internal inquiries

**Ongoing Project: NEW RIVER VALLEY PLANNING DISTRICT COMMISSION (NRVPDC)**

PLANNING DEPARTMENT

- Provide County representative to the Rural Transportation Advisory Committee (TAC). Planning Director currently serves as Chairman.
- Provide County representative to the Bikeway/Walkway Committee.
- Support NRVPDC efforts to develop a regional green infrastructure approach for the New River Valley.
- Support NRVPDC with Southern Rivers Initiative Grant.

**Ongoing Project: NRV HOME CONSORTIUM**

PLANNING DEPARTMENT

- Provide County representative to the New River Valley Home Consortium

**OWNER'S CONSENT:**

THIS IS TO CERTIFY THAT THIS PLAT ENTITLED "MAJOR SUBDIVISION PLAT OF KENSINGTON, PHASE II" DATED SEPTEMBER 11, 2008, HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, OR TRUSTEES IF ANY THERE BE, AND THAT THE DEDICATION TO THE TOWN OF CHRISTIANSBURG AND TO THE COUNTY OF MONTGOMERY AS SHOWN HEREON OF THE PUBLIC EASEMENTS AND PUBLIC RIGHTS OF WAY AS SHOWN HEREON ARE HEREBY MADE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

MEADOW DEVELOPMENT CORPORATION

*Robert P. Fralin*  
BY: ROBERT P. FRALIN, MANAGER

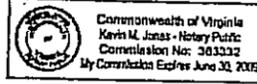
**V.D.O.T. APPROVAL:**

THIS IS TO CERTIFY THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION HAS EXAMINED THIS "SUBDIVISION PLAT OF KENSINGTON, PHASE II" DATED SEPTEMBER 11, 2008, AS SHOWN HEREON AND THAT SAID MAJOR SUBDIVISION IS IN COMPLIANCE WITH THE EXISTING REGULATIONS AND REQUIREMENTS.

*Dale D. Cole* 2-3-09  
RESIDENT ENGINEER DATE

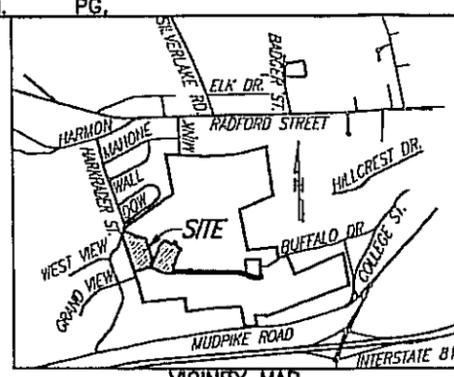
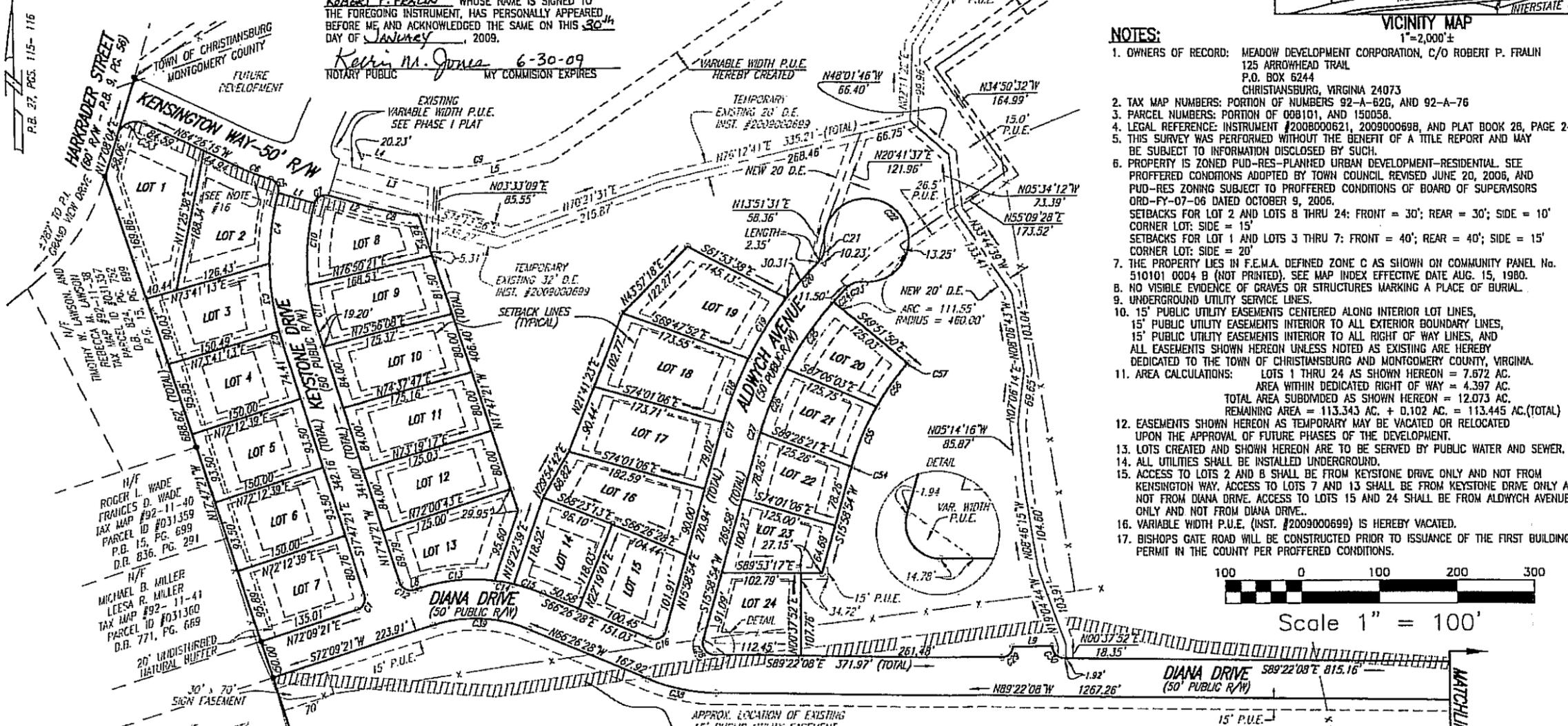
**NOTARY'S STATEMENT:**

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE



I, KEVIN M. JONES A NOTARY PUBLIC IN AND FOR THE FOREMENTIONED STATE DO HEREBY CERTIFY THAT ROBERT P. FRALIN WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 30<sup>th</sup> DAY OF JANUARY, 2009.

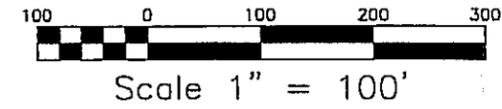
*Kevin M. Jones* 6-30-09  
NOTARY PUBLIC MY COMMISSION EXPIRES



VICINITY MAP  
1"=2,000'±

**NOTES:**

- 1. OWNERS OF RECORD: MEADOW DEVELOPMENT CORPORATION, C/O ROBERT P. FRALIN, 125 ARROWHEAD TRAIL, P.O. BOX 6244, CHRISTIANSBURG, VIRGINIA 24073
- 2. TAX MAP NUMBERS: PORTION OF NUMBERS 92-A-62G, AND 92-A-76
- 3. PARCEL NUMBERS: PORTION OF 008101, AND 150058.
- 4. LEGAL REFERENCE: INSTRUMENT #200800621, 2009000698, AND PLAT BOOK 28, PAGE 24.
- 5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 6. PROPERTY IS ZONED PUD-RES-PLANNED URBAN DEVELOPMENT-RESIDENTIAL. SEE PROFFERED CONDITIONS ADOPTED BY TOWN COUNCIL REVISED JUNE 20, 2006, AND PUD-RES ZONING SUBJECT TO PROFFERED CONDITIONS OF BOARD OF SUPERVISORS ORD-FY-07-06 DATED OCTOBER 9, 2006. SETBACKS FOR LOT 2 AND LOTS 8 THRU 24: FRONT = 30'; REAR = 30'; SIDE = 10' CORNER LOT: SIDE = 15' SETBACKS FOR LOT 1 AND LOTS 3 THRU 7: FRONT = 40'; REAR = 40'; SIDE = 15' CORNER LOT: SIDE = 20'
- 7. THE PROPERTY LIES IN F.E.M.A. DEFINED ZONE C AS SHOWN ON COMMUNITY PANEL No. 510101 0004 B (NOT PRINTED), SEE MAP INDEX EFFECTIVE DATE AUG. 15, 1980.
- 8. NO VISIBLE EVIDENCE OF GRAVES OR STRUCTURES MARKING A PLACE OF BURIAL.
- 9. UNDERGROUND UTILITY SERVICE LINES.
- 10. 15' PUBLIC UTILITY EASEMENTS CENTERED ALONG INTERIOR LOT LINES, 15' PUBLIC UTILITY EASEMENTS INTERIOR TO ALL EXTERIOR BOUNDARY LINES, 15' PUBLIC UTILITY EASEMENTS INTERIOR TO ALL RIGHT OF WAY LINES, AND ALL EASEMENTS SHOWN HEREON UNLESS NOTED AS EXISTING ARE HEREBY DEDICATED TO THE TOWN OF CHRISTIANSBURG AND MONTGOMERY COUNTY, VIRGINIA.
- 11. AREA CALCULATIONS: LOTS 1 THRU 24 AS SHOWN HEREON = 7.672 AC. AREA WITHIN DEDICATED RIGHT OF WAY = 4.397 AC. TOTAL AREA SUBDIVIDED AS SHOWN HEREON = 12.073 AC. REMAINING AREA = 113.343 AC. + 0.102 AC. = 113.445 AC.(TOTAL)
- 12. EASEMENTS SHOWN HEREON AS TEMPORARY MAY BE VACATED OR RELOCATED UPON THE APPROVAL OF FUTURE PHASES OF THE DEVELOPMENT.
- 13. LOTS CREATED AND SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
- 14. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- 15. ACCESS TO LOTS 2 AND 8 SHALL BE FROM KEYSTONE DRIVE ONLY AND NOT FROM KENSINGTON WAY. ACCESS TO LOTS 7 AND 13 SHALL BE FROM KEYSTONE DRIVE ONLY AND NOT FROM DIANA DRIVE. ACCESS TO LOTS 15 AND 24 SHALL BE FROM ALDWYCH AVENUE ONLY AND NOT FROM DIANA DRIVE.
- 16. VARIABLE WIDTH P.U.E. (INST. #2009000699) IS HEREBY VACATED.
- 17. BISHOPS GATE ROAD WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT IN THE COUNTY PER PROFFERED CONDITIONS.



Scale 1" = 100'

**COUNTY APPROVAL AND ACCEPTANCE:**

THE HEREON SHOWN PLAT DATED SEPTEMBER 11, 2008 HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY MONTGOMERY COUNTY, VIRGINIA.

SUBDIVISION AGENT	DATE
CHAIRMAN PLANNING COMMISSION	DATE
CHAIRMAN BOARD OF SUPERVISORS	DATE
COUNTY ENGINEER	DATE

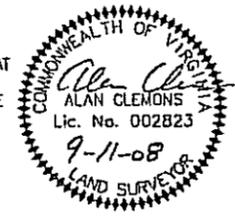
**SOURCE OF TITLE AND CONFORMING STATEMENT:**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT IS PART OF THE PROPERTY ACQUIRED BY MEADOW DEVELOPMENT CORPORATION RECORDED IN INSTRUMENT #2008010233 AND #2009000698 IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA.

THE HEREON SHOWN PLAT DATED SEPTEMBER 11, 2008 BEEN PREPARED IN CONFORMANCE WITH THE ZONING AND SUBDIVISION ORDINANCE OF THE TOWN OF CHRISTIANSBURG AND MONTGOMERY COUNTY, VIRGINIA.

I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Alan Clemons*  
ALAN CLEMONS 002823



MAJOR SUBDIVISION PLAT OF  
**KENSINGTON**  
PHASE II  
CREATING HEREON  
**LOTS 1 THRU 24**  
SITUATED ON KENSINGTON WAY  
RIVER MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA  
SEPTEMBER 11, 2008  
SCALE: 1"=100'  
SHEET 1 OF 2  
JOB #80600045.00

**TOWN APPROVAL AND ACCEPTANCE:**

THE HEREON SHOWN PLAT DATED SEPTEMBER 11, 2008 HAS BEEN SUBMITTED TO AND APPROVED FOR ACCEPTANCE FOR RECORDATION BY THE TOWN OF CHRISTIANSBURG, VIRGINIA.

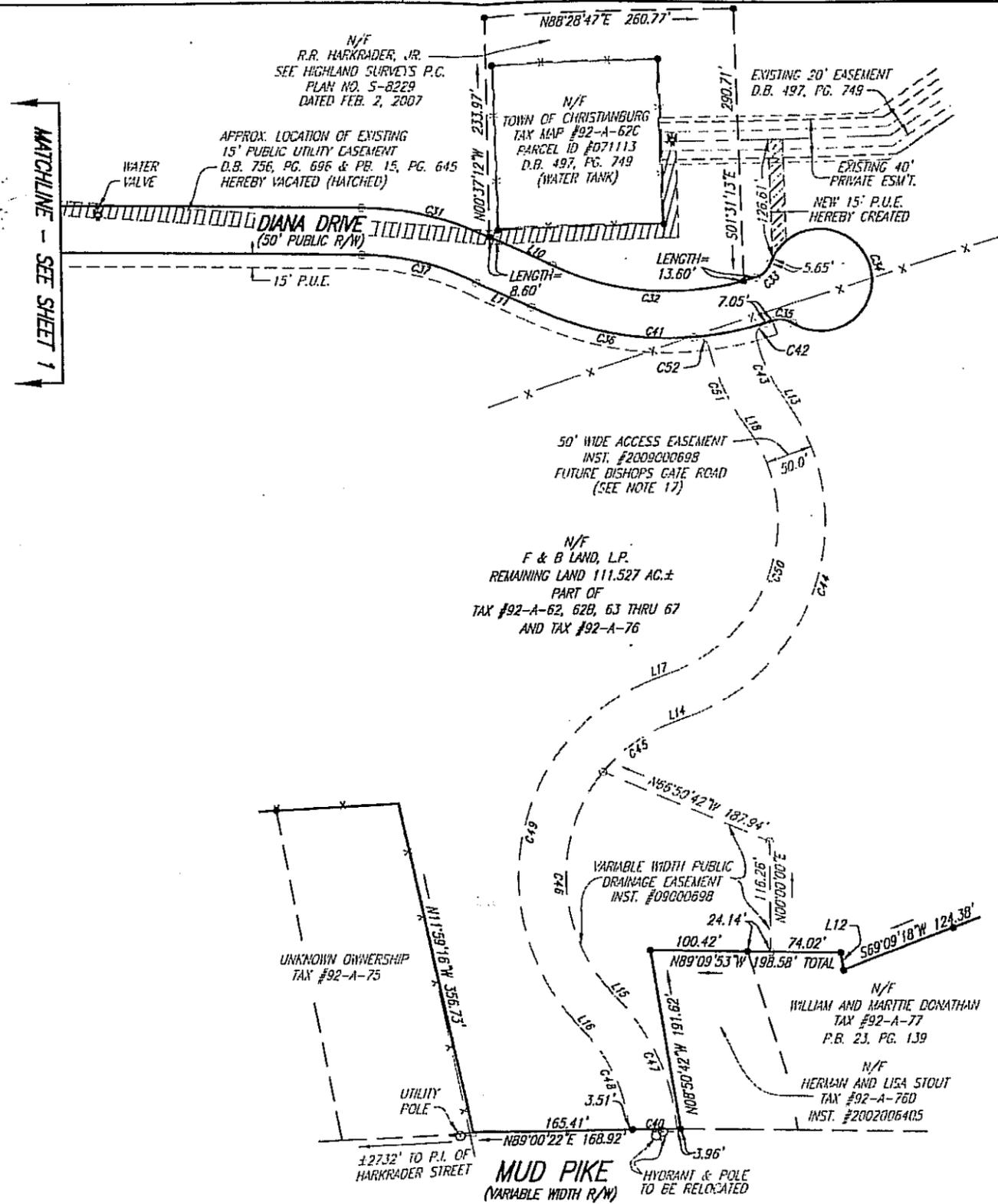
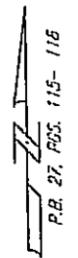
*Robert P. Fralin* 2/3/09  
TOWN MANAGER DATE

TEL: 540-961-0961 FAX: 540-961-0962  
**PLANNERS ARCHITECTS ENGINEERS SURVEYORS**  
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073



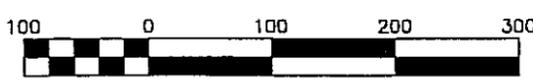
**LEGEND**

- ADJOINING PROPERTY DEED LINE
- SUBDIVISION LOT LINE
- IRON PIN FOUND
- IRON PIN SET
- WATER VALVE  W
- UTILITY POLE  O
- FENCE LINE
- EASEMENT LINE
- SETBACK LINE
- APPROXIMATE LOCATION OF CORPORATE LIMITS LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	23.55'	15.00'	14.99'	N27°11'00"E	21.20'	89°56'43"
C2	17.57'	350.00'	8.79'	S16°21'03"E	17.57'	2°52'36"
C3	91.35'	350.00'	45.94'	S07°26'08"E	91.09'	14°57'15"
C4	94.60'	350.00'	47.59'	S07°47'04"W	94.31'	15°29'08"
C5	23.22'	15.00'	14.66'	N28°49'19"W	20.97'	88°41'54"
C6	49.54'	325.00'	24.82'	S68°48'16"E	49.49'	8°44'01"
C7	23.71'	15.00'	15.15'	S60°33'45"W	21.32'	90°34'54"
C8	64.66'	350.00'	32.42'	S79°26'20"E	64.57'	10°35'06"
C9	252.17'	285.00'	135.01'	N80°30'20"E	244.02'	50°41'44"
C10	108.90'	300.00'	55.06'	S05°01'35"W	108.30'	20°47'53"
C11	65.01'	300.00'	32.63'	S11°34'51"E	64.89'	12°25'00"
C12	23.65'	15.00'	15.09'	S62°57'43"E	21.28'	90°20'43"
C13	98.82'	225.00'	50.22'	S84°26'51"W	98.03'	25°09'50"
C14	25.33'	225.00'	12.68'	N79°44'42"W	25.32'	6°27'04"
C15	39.58'	225.00'	19.84'	N71°28'49"W	39.53'	10°04'42"
C16	25.55'	15.00'	17.13'	N64°46'13"E	22.57'	97°34'38"
C17	10.96'	525.00'	5.48'	S16°34'48"W	10.96'	1°11'48"
C18	90.11'	525.00'	45.17'	S22°05'43"W	90.00'	9°50'03"
C19	94.12'	525.00'	47.18'	S32°08'54"W	93.99'	10°16'17"
C20	65.33'	525.00'	32.71'	S40°50'57"W	65.29'	7°07'49"
C21	22.39'	25.00'	12.01'	N18°45'19"E	21.85'	51°19'04"
C22	271.31'	55.00'	44.04'	N45°35'09"W	68.75'	282°38'08"
C23	22.39'	25.00'	12.01'	S70°04'23"W	21.65'	51°19'04"
C24	26.42'	475.00'	13.21'	S42°49'15"W	26.41'	3°11'12"
C25	107.42'	475.00'	53.94'	S34°44'56"W	107.19'	12°57'26"
C26	90.14'	475.00'	45.20'	S22°50'03"W	90.00'	10°52'20"
C27	11.74'	475.00'	5.87'	S16°41'23"W	11.74'	1°24'58"
C28	27.58'	15.00'	19.67'	S36°41'37"E	23.86'	105°21'02"
C29	22.70'	15.00'	14.16'	N47°16'54"E	20.59'	86°41'57"
C30	24.43'	15.00'	15.89'	S42°43'06"E	21.82'	93°18'03"
C31	146.17'	325.00'	74.34'	N76°29'04"W	144.94'	25°46'07"
C32	219.50'	275.00'	115.98'	S86°28'00"E	213.72'	45°43'59"
C33	22.39'	25.00'	12.01'	N45°00'28"E	21.65'	51°19'04"
C34	271.31'	55.00'	44.04'	N19°20'00"W	68.75'	282°38'08"
C35	22.39'	25.00'	12.01'	N83°40'28"W	21.65'	51°19'04"
C36	175.69'	325.00'	90.05'	N79°05'12"W	173.56'	30°28'53"
C37	123.68'	275.00'	62.90'	N76°29'04"W	122.64'	25°46'07"
C38	90.04'	225.00'	45.63'	S77°54'18"E	89.44'	22°55'40"
C39	126.46'	175.00'	66.13'	N87°08'33"W	123.72'	41°24'11"
C40	50.55'	4134.54'	25.28'	S89°38'56"W	50.55'	0°42'02"
C41	259.41'	325.00'	137.06'	S86°28'00"E	252.58'	45°43'59"
C42	22.23'	15.00'	13.72'	S29°27'06"W	20.25'	84°55'01"
C43	69.35'	175.00'	35.13'	S24°21'32"E	68.89'	22°42'14"
C44	404.08'	225.00'	282.35'	N17°36'20"E	351.93'	102°53'54"
C45	89.28'	175.00'	45.63'	S54°26'21"W	88.32'	29°13'51"
C46	253.86'	175.00'	155.14'	S01°44'00"E	232.18'	83°06'52"
C47	154.93'	225.00'	80.68'	N23°33'52"W	151.89'	39°27'09"
C48	117.51'	175.00'	61.07'	N24°03'12"W	115.32'	38°28'29"
C49	441.18'	225.00'	335.75'	S12°52'55"W	373.82'	112°20'43"
C50	314.29'	175.00'	219.60'	N17°36'20"E	273.72'	102°53'54"
C51	90.49'	225.00'	45.86'	S23°58'09"E	89.88'	27°02'31"
C52	21.50'	15.00'	13.07'	N53°30'39"W	19.71'	82°07'30"
C53	42.98'	25.00'	29.02'	S66°18'22"W	37.88'	98°30'46"

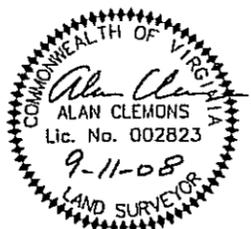
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C54	1.74'	350.00'	0.87'	S16°07'27"W	1.74'	0°17'05"
C55	85.10'	350.00'	42.76'	S23°13'55"W	84.89'	13°55'52"
C56	67.38'	350.00'	33.79'	S35°42'45"W	67.27'	11°01'48"
C57	2.38'	350.00'	1.19'	S41°25'21"W	2.38'	0°23'24"



Scale 1" = 100'

LOT TABLE		
LOT	ACREAGE	FRONTAGE
1	0.443 AC.	113.61' (KENSINGTON WAY)
2	0.363 AC.	109.34' (KENSINGTON WAY)
3	0.324 AC.	91.35' (KENSINGTON WAY)
4	0.323 AC.	91.98' (KENSINGTON WAY)
5	0.322 AC.	93.50' (KEYSTONE DRIVE)
6	0.322 AC.	93.50' (KEYSTONE DRIVE)
7	0.329 AC.	104.31' (KEYSTONE DRIVE)
8	0.304 AC.	123.90' (KEYSTONE DRIVE)
9	0.330 AC.	84.21' (KEYSTONE DRIVE)
10	0.329 AC.	84.00' (KEYSTONE DRIVE)
11	0.329 AC.	84.00' (KEYSTONE DRIVE)
12	0.329 AC.	84.00' (KEYSTONE DRIVE)
13	0.322 AC.	84.79' (KEYSTONE DRIVE)
14	0.250 AC.	90.14' (DIANA DRIVE)
15	0.299 AC.	101.91' (ALDWYCH AVENUE)
16	0.372 AC.	90.00' (ALDWYCH AVENUE)
17	0.376 AC.	89.98' (ALDWYCH AVENUE)
18	0.380 AC.	90.11' (ALDWYCH AVENUE)
19	0.377 AC.	94.12' (ALDWYCH AVENUE)
20	0.255 AC.	107.42' (ALDWYCH AVENUE)
21	0.251 AC.	90.14' (ALDWYCH AVENUE)
22	0.244 AC.	90.00' (ALDWYCH AVENUE)
23	0.237 AC.	100.23' (ALDWYCH AVENUE)
24	0.378 AC.	106.09' (ALDWYCH AVENUE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°51'48"E	50.01'
L2	N74°08'47"W	58.00'
L3	S74°58'35"E	92.69'
L4	S74°08'47"E	26.73'
L5	N77°11'36"E	149.08'
L6	N55°09'34"E	776.36'
L7	N55°09'28"E	731.53'
L8	N71°51'55"E	6.35'
L9	S88°39'35"W	50.21'
L10	S63°36'01"E	64.45'
L11	N63°36'01"W	64.45'
L12	N08°50'42"W	18.38'
L13	S33°50'37"E	6.35'
L14	S69°03'17"W	19.99'
L15	S43°17'26"E	8.79'
L16	N43°17'26"W	8.79'
L17	N69°03'17"E	19.99'
L18	N33°50'37"W	5.59'



MAJOR SUBDIVISION PLAT OF  
**KENSINGTON**  
 PHASE II  
 CREATING HEREON  
**LOTS 1 THRU 24**  
 SITUATED ON KENSINGTON WAY  
 RINER MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY  
 SEPTEMBER 11, 2008  
 SCALE 1"=100'  
 SHEET 2 OF 2  
 JOB #B0600045.00

PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
 Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073





# Montgomery County Planning & GIS Services 2008 Annual Report

## Montgomery County Planning Commissioners

### Chair:

Robert "Bob" Miller

### Vice-Chair:

Walt Haynes

### Secretary:

William R. Seitz

### Members:

Steven C. Cochran  
William Stephen Howard  
Frank R. Lau  
David Moore  
Bryan A. Rice  
Malvin "Pug" Wells

## Montgomery County Board of Zoning Appeals

### Chair:

Richard M. DiSalvo, Jr.

### Vice-Chair:

Michael V. Reilly

### Members:

Richard M. Barnett  
Thomas E. Heavener  
C.P. "Chuck" Shorter  
David Moore (Alternate)  
T.C. "Joe" Powers (Alternate)

## 2008 Planning & GIS Services Major Projects

### FEMA Mapping Project

Planning & GIS staff have been working on a FEMA flood map project to update the existing flood maps that were created in the 1970's. Community meetings will be held in the Summer and it is anticipated that the official maps will be effective around the Fall of 2009.

### Land Development Office (LDO)

Land Development Office (LDO) was implemented in the Building Inspections and Planning Departments in early 2007. Over the past year, staff has worked with ACS Government Solutions to update and make enhancements to the software system. Phase 1 has been substantially completed and staff has already begun to develop specs for Phase 2 which includes a major enhancement for field work. Also in 2008, an introductory class for county employees was developed and introduced as part of the Montgomery County Career Advancement Program (McCAP).

### Geographic Information System (GIS):

Montgomery County Sheriff and GIS Services partnered with Roanoke County to obtain a regional Pictometry Grant offered through the State of Virginia. It is anticipated that the county wide pictometry will be available in the Spring of 2009.

The department aided Economic Development in the creation of a GIS application to assist in selection sites for commercial and/or industrial growth.

GIS staff partnered with Virginia Tech Appalachian Studies to locate cemeteries within Montgomery County. Using that information a database and GIS layer were created.

### Census 2010

A collaborative effort between the Towns of Christiansburg, Blacksburg and Montgomery County is underway to prepare for the 2010 US Census. Work began in 2008 and nearly 3000 addresses were added and 1000 were corrected upon completion of the Local Update of Census (LUCA). Work will continue in 2009 on the Boundary & Annexation Survey (BAS) and the Participant Statistical Areas Program (PSAP).

# 2008 Annual Report

In addition to major projects, Planning & GIS staff have diligently been working on everyday activities. A total of 470 predevelopment letters were processed and 363 of those were approved as zoning permits. Tables have been included on the next two pages outlining other daily activities of the department.

Subdivisions Processed	
Type of Subdivision	Number Processed
Major	12
Minor	54
Boundary Line Adjustment/Vacation	89
Family	12

## Board of Zoning Appeals (Action Taken January—December 2008)

Case Number	Property Owner	Request	Outcome
VAR-2008-05485	Nardi, Elizabeth Jane	Variance— Setback	Approved
VAR-2008-05487	Huckleberry Ridge LLC	Appeal Zoning Administrator's decision	Upheld Zoning Administrator's Decision
VAR-2008-06248	King, Joseph S	Appeal Zoning Administrator's decision	Overtured Zoning Administrator's Decision
SUP-2007-05238	Crockett, Walter G. III	Special Use Permit- Accessory Structure	Approved with conditions

## Re-Zoning Requests (Action Taken January—December 2008)

Case Number	Property Owner	Request	Acres	Outcome
RZ-2008-05403	Reese Family Limited Partnership	Agriculture (A-1) to Rural Residential (R-R)	227.65	Approved with proffers
RZ-2008-05404	Rhondy L Martin	Agriculture (A-1) to Rural Residential (R-R)	18.13	Approved with proffers
RZ-2008-05589	Burdette, Kelly L	Agriculture (A-1) to General Business (GB)	6.5	Approved with proffers
RZ-2008-05675	Peterman, William W	Agriculture (A-1) to Rural Residential (RR)	19.038	Approved
RZ-2008-05913	Taylor, Charles A	Agriculture (A-1) to Residential (R-3)	2.3	Approved with proffers

# 2008 Annual Report

Special Use Permit (Action Taken January–December 2008)			
Case #	Property Owner	Request	Outcome
SU-2007-05229	Linkous, Earl M	Landscape Contractors Storage Yard	Withdrawn by applicant
SU-2007-005238	Crockett, Walter George III	Accessory structure over 1200 sq. ft.	Approved with conditions (BZA)
SU-2008-05315	Beliveau Development Corp	Country Inn	Approved with conditions
SU-2008-05684	Alderman, Dale W	Contractors Storage Yard	Approved with conditions
SU-2008-05692	Estes, Lawrence S	Telecommunication Tower	Approved with conditions
SU-2008-05790	Phillips Family Trust	Telecommunication Tower	Approved with conditions
SU-2008-05942	Jordan, Sandra Gail	Telecommunication Tower	Approved with conditions
SU-2008-06006	Wall, Sarah M Life Estate	Telecommunication Tower	Approved with conditions
SU-2008-06008	Wheeling, Charles Lewis	Telecommunication Tower	Approved with conditions
SU-2008-06009	Ellett Valley Development	Residential lots in CB	Withdrawn by applicant
SU-2008-06013	Estes, Lawrence S	Telecommunication Tower	Withdrawn by applicant
SU-2008-06149	Taylor, Charles A	Manufactured Home Class A	Approved with conditions
SU-2008-06313	River bend Water Company	Home Business	Approved with conditions
SU-2008-06314	River bend Water Company	Accessory Structure over 1200 sq. feet	Approved with conditions
SU-2008-06316	Wright, Roland S. Jr.	Manufactured Home Class A	Approved with conditions
SU-2007-04757	McGhee Seth Ryan	Contractors Storage Yard	Denied

## **Ongoing Training:**

In addition to employees attending a variety of McCAP training sessions offered by the county, staff took advantage of training opportunities offered through various organizations across Virginia. Walt Haynes completed the CPEAV Planning Commissioners Certification Program. Bob Miller, Frank Lau, and Jamie MacLean attended the 2008 Land Use and Zoning Conference. Bob Miller, Steven Sandy, and Dari Jenkins attended the CPEAV Planning and Zoning Seminar. Dari Jenkins and Chuck Shorter attended a BZA Training event hosted by the NRV Planning District Commission. Steven Sandy attended the Rural Planning Caucus. Dari Jenkins attended the VAZO Spring & Fall Conferences. Attending the Annual Planning Commissioners Dinner were Steven Sandy, Kevin Byrd, Dari Jenkins, Steve Howard, Bryan Rice, and Bob Miller. Staff has always been encouraged to take advantage of these training opportunities to gain knowledge in their respective fields and provide enhanced customer service to the citizens of Montgomery County.

# Montgomery County Planning & GIS Services

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**Steven Sandy**  
**Planning Director**

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**Robert Pearsall**  
**GIS/LDO Services Manager**

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**Dari Jenkins**  
**Planning & Zoning Administrator**

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**Kevin Byrd**  
**Comprehensive Planner**

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**Jamie MacLean**  
**Development Planner**

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**Michael Sutherland**  
**GIS Analyst**

Contact Information:  
sutherlandmk@montgomerycountyva.gov



**Brea Hopkins**  
**Planning & Zoning Technician**  
**LDO Project Specialist**

Contact Information:  
hopkinsbg@montgomerycountyva.gov