

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**October 12, 2011 @ 7:00 P.M.**  
**Board Room, Government Center**

**AGENDA**

**CALL TO ORDER:**

**DETERMINATION OF A QUORUM:**

**APPROVAL OF AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PUBLIC ADDRESS:**

**PUBLIC HEARING:**

1. An Ordinance to renew Agricultural and Forestal District #1 (Prices Fork) is generally located northwest of the Town of Blacksburg in the area of Prices Fork Rd. (Rt. 685) and Glade Rd. (Rt. 855). AFD 1 consists of 8 property owners and 1401 acres.
2. An Ordinance to renew Agricultural and Forestal District #2 (Catawba) is located approximately 0.75 miles to the northeast from the intersection of Harding Rd. (Rt. 785) and Lusters Gate (Rt. 729) and extends along Catawba Rd. (Rt. 765) for approximately 6.6 miles to the Roanoke County line, AFD 2 consists of 30 property owners and 5525.15 acres.
3. An Ordinance to renew Agricultural and Forestal District #15 (Taylor Hollow) is located approximately 0.5 miles to the north of the terminus of Taylor Hollow Rd (Rt. 712) in Ellett. AFD 15 consists of 2 property owners and 349.863 acres.

**OLD BUSINESS:**

**NEW BUSINESS:**

**WORKSESSION:**

- Bikeway Walkway Plan (Jamie MacLean)
- Political Sign Regulations (Dari Jenkins)
- Zoning Ordinance Amendment-Small Wind Energy System (Brea Hopkins)

**LIAISON REPORTS:**

- Board of Supervisors- John Muffo
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Frank Lau
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- John Tuttle
- Public Service Authority – Malvin Wells
- Parks & Recreation- Ryan Thum
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz

- Transportation Safety Committee- Malvin Wells
- Planning Director's Report- Steven Sandy
  - 2011 Planning Commissioners Annual Dinner; October 27, 2011, Chateau Morrisette

**MEETING ADJOURNED:**

**UPCOMING MEETINGS:**

October	19, 2011	Planning Commission Regular Meeting (Tentative)
November	9, 2011	Planning Commission Public Hearing (7:00 pm)
November	16, 2011	Planning Commission Site Visits (To be determined) Planning Commission Regular Meeting (7:00 pm)
December	7, 2011	Planning Commission Public Hearing (7:00 pm)

**MONTGOMERY COUNTY PLANNING COMMISSION  
CONSENT AGENDA  
October 12, 2011**

**A. APPROVAL OF MINUTES**

- July 13, 2011

**ISSUE/PURPOSE:**

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

**B. SCHEDULE THE FOLLOWING ITEM FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON NOVEMBER 9, 2011 AND BOARD OF SUPERVISORS ON NOVEMBER 28, 2011**

1. An Ordinance amending the following :

Section(s) 10-21 Agricultural, 10-22 Conservation, 10-28 General Business, 10-29 Community Business, 10-30 Manufacturing, 10-31 Manufacturing Light, to add Wind Energy Systems, Small as an allowed by right use provided the height is 75 ft. or less and as an use allowed by special use permit provided the height is 100 ft. or less; and

Section(s) 10-32 PUD- Traditional Neighborhood Development, 10-33 PUD- Planned Industrial, 10-34 PUD- Commercial, 10-36 Planned Mobile-Home Residential to add Wind Energy Systems as an use allowed by special use permit provided the height is 100 ft. or less; and

Section 10-41 Supplemental district regulations to add regulations governing Wind Energy Systems, Small.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JULY 13, 2011 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Rice, Chair called the meeting to order.

**DETERMINATION OF A QUORUM:**

Mr. Thum established the presence of a quorum.

Present: Bryan Rice, Chair  
Ryan Thum, Secretary  
Joel Donahue, Member  
Malvin Wells, Member  
John Tuttle, Member  
Walt Haynes, Vice-Chair  
John Muffo, Board of Supervisors Liaison  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Jamie MacLean, Development Planner  
Brea Hopkins, Planning & Zoning Technician

Absent: William Seitz, Member  
Robert Miller, Member  
Frank Lau, Member

**APPROVAL OF AGENDA:**

On a motion by Mr. Haynes, seconded by Mr. Tuttle, and unanimously carried the agenda was approved.

**CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

Mr. Rice opened public address; however, there being no speakers the public address was closed.

**PUBLIC HEARING:**

A request by **Billy D. & Ruth G. Massie** to rezone approximately 2.4 acres from Agriculture (A-1) to Planned Mobile Home Residential Park (PMR), with possible proffered conditions, and an amendment to a Special Use Permit approved 4/8/2002 to allow a ten (10) unit expansion of the existing Massie's Mobile Home Park for a total of 174 units on 45.307 acres . The properties are located at 232 Coal Hollow Road and 2720 Peppers Ferry Road and are identified as Tax Parcel Nos. 64-A-165, 64-A-169, 64-A-171, 64-A-172, 64-A-173, 64-A-176, 64-A-181 & 64-A-185C (Parcel ID #'s 018494, 013076,

005101, 017988, 001934, 011982, 011977, 033492) in the Riner Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described Mr. Rice introduced.

Ms. Jenkins stated the owners are requesting a rezoning to add additional property to the existing Planned Mobile Home Residential (PMR) development known as Massie's Mobile Home Park. The amendment includes the addition of ten (10) units to the park. She presented maps and photos of the properties being considered for the rezoning and the location of the existing mobile home park property. The property lies within an area designated as high density residential in the Belview Village plan. The county has approved two (2) previous special use permits for the mobile home park. There are two (2) entrances to the park. VDOT has advised they do not foresee any issues with the proposal of ten (10) additional mobile home units. The Emergency Services Coordinator has stated he has no issues due to sufficient access to all units. Mr. Massie has been working with the 911 address coordinator to identify street names for the interior roads and assign individual house numbers. The property is served by the PSA. Mr. Berenato requested the impact to the schools be considered. Approximately six (6) children will be added to the school system. There are 80 children that go to the schools currently residing in the park. It may be beneficial to add an additional bus shelter along Coal Hollow Road. The proposed rezoning and special use permit amendment appear to be consistent with the comprehensive plan. Staff has not received any comments or questions from the public.

Mr. Haynes asked if the number of students given was based on the bus riders or the number attending.

Ms. Jenkins stated the number provided was an estimate of students attending per household.

Mr. Sandy stated the number of students that would be added to the system is based on a national average and may be a little inflated.

Mr. Rice opened the public hearing.

Mr. Massie stated a bus shelter could be constructed on Coal Hollow Road and had already been planned.

There being no comments the public hearing was closed.

Mr. Tuttle noted he was very impressed with the pride taken in the park.

Mr. Wells stated this was his 3rd visit to the park and it has always been complimentary.

Mr. Haynes noted that no-one has disputed the request, which says a lot about the park. Mr. Massie is supplying a need for the county residents.

Mr. Haynes made a motion, seconded by Mr. Wells to recommend approval a request by Billy D. & Ruth G. Massie to rezone approximately 2.4 acres from Agriculture (A-1) to Planned Mobile Home Residential Park (PMR), with possible proffered conditions, and an amendment to a Special Use Permit approved 4/8/2002 to allow a ten (10) unit expansion of the existing Massie's Mobile Home Park for a total of 174 units on 45.307 acres with the following conditions:

1. This Special Use Permit (SUP) authorizes expansion of Massie's Mobile Home Park to a maximum of 174 units on 45.307 acres, based upon the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C.
2. A boundary line adjustment plat shall be submitted and approved vacating the interior parcel lines as indicated on the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C., prior to approval of the final development plan by the Zoning Administrator.

3. Final development plans shall be approved by the Zoning Administrator prior to the issuance of any building permits for installation of manufactured home on new spaces.
4. Final development plans shall include any improvements requested by Montgomery County Public Schools Transportation Department for the school bus loading areas.
5. Fire hydrants shall be installed throughout the entire park so that no manufactured home space will be more than 500 feet by road from a hydrant, subject to engineering constraints. Hydrant locations (existing and proposed) shall be noted on final development plans.
6. If required, an erosion and sediment control plan shall be submitted to the County Engineer for approval prior to any excavation.
7. New access roads shall be surfaced in conformance with County Code Section 10-36, Planned Mobile Home Residential Park, prior to the installation of any manufactured homes served by those roads.
8. A landscaping and buffering plan for the areas indicated on the PMR Concept Plan for Massie's Mobile Home Park, Revised June 9, 2011, prepared by Highland Surveys P.C., including a variety of plant species, shall be approved by the Zoning Administrator as part of the final development plans for the expansion.
9. New street names and addresses for all units in the mobile home park shall be assigned by the County's E-911 Coordinator. New street signs and 911 address markers for all units shall be purchased and installed by the property owner. Installation shall be completed within sixty (60) days of receipt of signs from the County. All address and street changes shall be coordinated with Montgomery County, U. S. Post Office and Verizon.

Mrs. Hopkins called the roll and the motion carried (6-0) with the following vote:

AYES: Tuttle, Haynes, Rice, Thum, Wells, Donahue

NAYES: None

ABSTAIN: None

#### **NEW BUSINESS:**

##### The Ridges Preliminary Subdivision Review

Mrs. MacLean stated the Ridges Subdivision is seeking approval for phase VIII of the development. It appears the plat meets requirements for preliminary approval with conditions that approval be received by VDOT, VDH, the County Engineer, County Attorney, and that all items be addressed on the subdivision report including the submission of a letter of credit.

On a motion by Mr. Wells, seconded by Mr. Donahue and unanimously carried the Planning Commission approved the preliminary plat.

#### **WORK SESSION:**

On a motion by Mr. Haynes seconded by Mr. Tuttle and unanimously carried the Planning Commission entered into work session.

Wind ordinance

Mr. Sandy discussed a request by the Board of Supervisors to look into the potential need for a wind ordinance. He discussed some of the varying types of wind energy. Most requests have been for small windmills to supply energy to personal property. No requests for a wind farm have been received by Montgomery County and there are a very limited number of areas within the county that could be considered for a wind farm. Several localities have addressed large and small scale wind energy systems; some have addressed only small wind.

Mr. Haynes stated it would be best to address all wind energy systems and be proactive.

Mr. Thum stated amendments should be prioritized from the small wind energy systems up to the larger wind farms simply because the county is probably not in an area for a wind farm; however, the smaller wind turbines are very likely.

#### Work Program Update

Mr. Sandy reviewed the progress made on the work program. The UDA work is complete, the ordinance amendments are complete, the redistricting process is mostly complete, and the Lafayette area plan will be completed by Oct. 2011.

On a motion by Mr. Haynes, seconded by Mr. Tuttle and unanimously carried the Planning Commission closed their worksession.

#### **LIAISON REPORTS:**

Board of Supervisors- Mr. Muffo reported all recommendations from the Planning Commission had been approved.

Agriculture & Forestal District- Mr. Sandy stated there were three (3) districts up for renewal.

Blacksburg Planning Commission – Mr. Lau stated the Blacksburg Planning Commission was focusing on the UDA and redevelopment versus open land.

Christiansburg Planning Commission – No report.

Economic Development Committee- No report.

Public Service Authority – No report.

Parks & Recreation- No report.

Radford Planning Commission- No report.

School Board- No report.

Transportation Safety Committee- No report.

Planning Director's Report- Mr. Sandy reminded the commission that the meeting in August will be held at the Elliston Fire Station beginning at 6:00 pm to discuss the Lafayette Area Plan. He also introduced Ray Chambers as the planning intern who has been assisting staff over the summer.

There being no further business the meeting was adjourned at 8:15 pm.



# MONTGOMERY COUNTY PLANNING & GIS SERVICES

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

## MEMORANDUM

TO: Planning Commission

FROM: Planning Staff *JPM*

DATE: October 5, 2011

RE: **Agricultural & Forestal District #1 (Prices Fork) Renewal**

**I. General Purpose** – Agricultural & Forestal Districts (AFD’s) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

**II. Background – District #1 (Prices Fork)** is generally located northwest of the Town of Blacksburg in the area of Prices Fork Rd. (Rt. 685) and Glade Rd. (Rt. 855). The district was originally established in 1980 and was last renewed by ordinance adoption in 2003. This district is currently under review for another eight year term. Currently, AFD 1 consists of seven (7) property owners and approximately 1401 acres. The Wall family has proposed an addition of 19.72 acres and the Hoge family has proposed a withdrawal of 283.451 acres. With the proposed addition and withdrawal the total acreage for the district for the next eight year term would be **1, 177.678 acres**. Please see the attached map for the location of the properties.

PROPERTY OWNER(S)		ACREAGE	REQUEST
SIMPKINS WALTER J	SIMPKINS BETTY JO	191.244	RENEW
WILKES GARTH L	WILKES BARBARA J	321.49	RENEW
FRITH T DANIEL III	ETAL	102.9	RENEW
MCDONALD JAMES L	MCDONALD MARTHA B	153.663	RENEW
JAMES O HOGE JR ESTATE	C/O CAROL FLYNN HOGE CO-EXEC	283.451	WITHDRAWAL
WALL JOSEPH LEE	CUSTER CATHY	108.2	RENEW
WALL SARAH M LIFE ESTATE	C/O CHARLES MCDONALD WALL	280.461	RENEW
WALL SARAH M LIFE ESTATE	C/O CHARLES MCDONALD WALL	19.72	ADDITION

### **III. Agricultural and Forestal Advisory Committee Review**

The AFD Advisory Committee met on July 27, 2011 to discuss the renewal request for AFD 1 (Prices Fork) and to conduct a field visit of the district. The meeting minutes from July 27, 2011 are attached for review.

The consensus of the members present was that all conditions for renewal had been met and all properties requesting renewal should be included in the next eight year renewal of the district.

On a motion by Mr. Obiso, seconded by Mr. Greg Miller (Styne and Politis absent), the committee voted to recommend approval of the renewal of the district.

### **IV. Action by Planning Commission**

The Planning Commission is responsible for reviewing the AFD Advisory Committee's recommendation regarding the renewal of the district and then making a Commission recommendation to the Board of Supervisors. The Board of Supervisors is scheduled to hold a public hearing on the renewal on October 24, 2011.

### **V. Staff Recommendation**

Planning Staff preliminarily recommends **approval** of the proposed renewal, addition, and withdrawal of parcels within AFD 1 (Prices Fork) for a period of eight years.

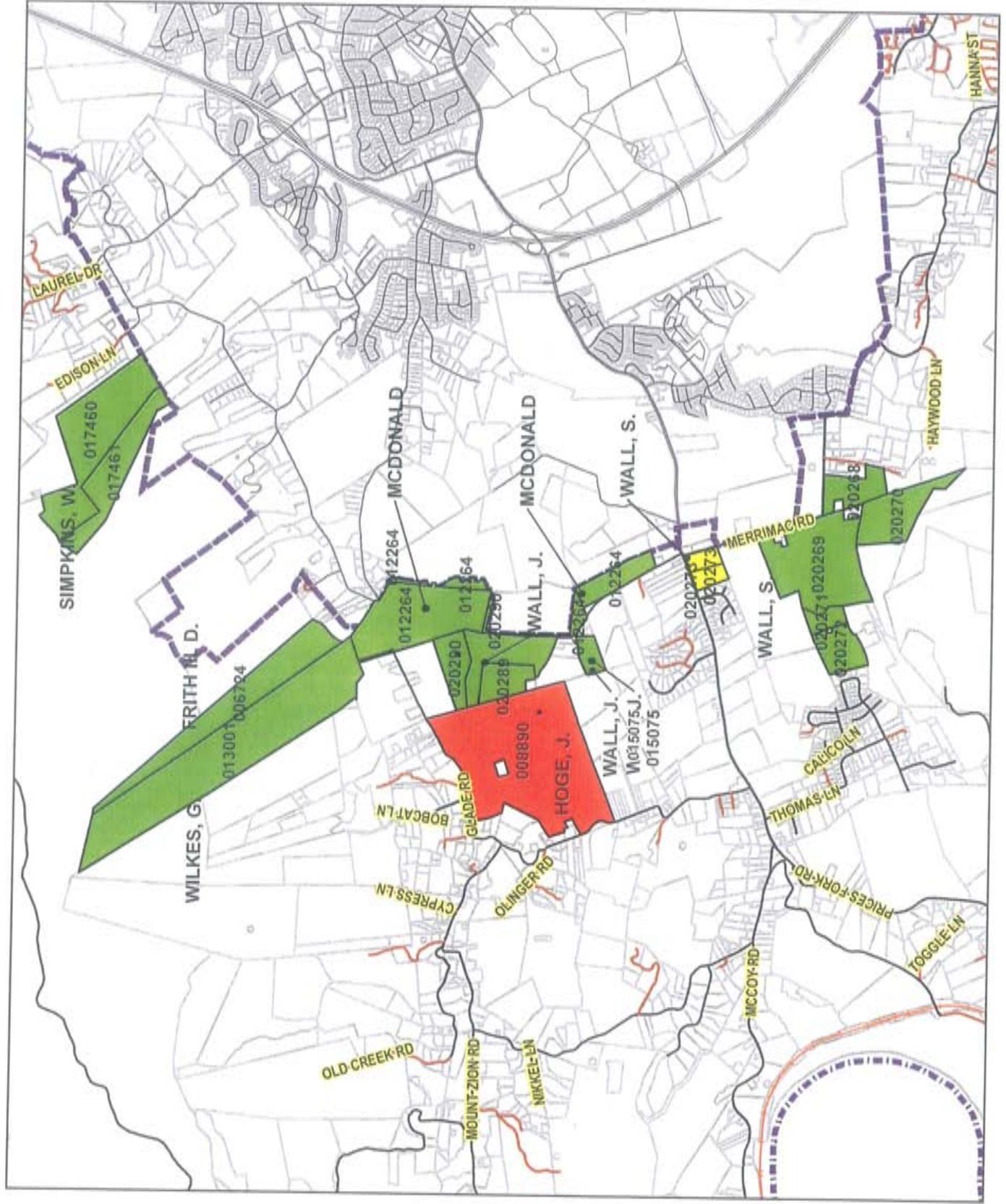
Enclosures: Map of AFD #1  
AFD Advisory Committee Minutes, July 27, 2011

# Agricultural and Forestal District 1: Parcel Tracking



## Legend

- AFD1 Additions
- AFD1 Withdrawal
- AFD1 Renewals
- Bburg Roads
- Railroads
- Tax Parcels
- State Roads
- Interstate
- Planned Highway
- Private
- Corporate Boundary

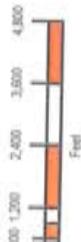


Montgomery County, Virginia  
EOCLAMES

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## MONTGOMERY COUNTY PLANNING & GIS SERVICES

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

### MEMORANDUM

TO: Planning Commission

FROM: Planning Staff *gm*

DATE: October 6, 2011

RE: **Agricultural & Forestal District #2 (Catawba) Renewal**

#### I. General Purpose

Agricultural & Forestal Districts (AFD's) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

#### II. Background

**District #2 (Catawba)** is located approximately 0.75 miles to the northeast from the intersection of Harding Rd. (Rt. 785) and Lusters Gate (Rt. 729) and extends along Catawba Rd. (Rt. 765) for approximately 6.6 miles to the Roanoke County line. The district was originally established in 1980 and was last renewed by ordinance adoption in 2003. This district is currently under review for renewal for another eight year term. Currently, AFD 2 consists of 34 property owners and 6,059 acres. Six property owners are proposing partial or total withdrawal from the district totaling 862.19 acres and four property owners are proposing additional acreage totaling 328.71 acres (see attached chart). If the renewal and addition are approved, AFD 2 will consist of a total of 5,525.14 acres for the upcoming eight year period. Please see the attached map for the location of the properties.

#### III. Agricultural and Forestal Advisory Committee Review

The AFD Advisory Committee met on July 27, 2011 to discuss the renewal request for AFD 2 (Catawba) and to conduct a field visit of the district. The meeting minutes from July 27, 2011 are attached for review.

## AFD 2 Renewal

The consensus of the members present was that all conditions for renewal had been met and all properties requesting renewal and addition should be included in the next eight year renewal of the district.

On a motion by Mr. Obiso, seconded by Mr. Greg Miller (Styne and Politis absent), the committee voted to recommend approval of the renewal of the district.

Also, during their meeting, the advisory committee expressed concern that several properties in AFD #2 were being withdrawn from districts because the property owners were placing their land into conservation easements and therefore did not feel the need to renew their participation in the Agricultural and Forestal Districts

The committee members were concerned that the withdrawal of these parcels from the district could result in an erosion of the core of the district, or erosion of parcels contiguous to the core. The committee felt it would be appropriate to discuss ways to encourage property owners to stay in the County's largest agricultural and forestal district.

The committee requested that the County Assessor and Planning Staff work together to try to encourage continued participation in AFD #2 through the Land Use Taxation Program. Since that meeting, the County Assessor has identified properties which are in an AFD and may be eligible for, but not currently participating in the Land Use Taxation Program. Those property owners were notified by letter by Planning Staff. The County Assessor and Planning Staff will continue to work together to try to make citizens more aware of the benefits of the Land Use Taxation and Agricultural and Forestal District Programs.

The committee also discussed the possibility of waiving the \$20.00 renewal fee for properties within conservation easements that also wish to participate in the AFD to incentivize participation and maintain the integrity of the districts.

On a motion by Mr. Garrett, seconded by Mr. McElfresh (Styne and Politis absent), the committee voted to recommend the fee for properties within conservation easements participating in the AFD to be waived in order to incentivize participation in the AFD and to maintain continuity of the district and avoid erosion of the core, to the Planning Commission and the Board of Supervisors.

### **IV. Action by Planning Commission**

The Planning Commission is responsible for reviewing the AFD Advisory Committee's recommendation regarding the renewal of the district and then making a Commission recommendation to the Board of Supervisors. The Board of Supervisors is scheduled to hold a public hearing on the renewal on October 24, 2011.

## AFD 2 Renewal

Enclosures: AFD 2 Acreage Chart  
Map of AFD #2  
AFD Advisory Committee Minutes, July 27, 2011



MONTGOMERY COUNTY  
PLANNING & GIS SERVICES

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

**MEMORANDUM**

TO: Planning Commission

FROM: Planning Staff *[Signature]*

DATE: October 5, 2011

RE: **Agricultural & Forestal District #15 (Taylor Hollow) Renewal Process**

**I. General Purpose** – Agricultural & Forestal Districts (AFD’s) are rural areas reserved for the production of agricultural products and timber as important economic and environmental resources. They are established according to state guidelines at the initiative of individual landowners and the approval of the Board of Supervisors. Participating landowners relinquish some development rights, for a period of eight years, in return for increased protection and possible real estate tax benefits. All residents benefit from good stewardship of the land and from the reduced demand to extend urban public services into rural areas on the County.

**II. Background – District #15 (Taylor Hollow)** is located approximately 0.5 miles to the north of the terminus of Taylor Hollow Rd (Rt. 712) in Ellett. The district was originally established in 1995 and was last renewed by ordinance adoption in 2003. This district is currently under review for another eight year term. AFD 15 consists of 2 property owners and 349.863 acres. The Perez family has proposed an addition of 2.802 acres to AFD 15 to be considered for addition with this renewal cycle. If the renewal and addition are approved, AFD 15 will consist of a total of 352.662 acres. Please see the attached map for the location of the properties.

PROPERTY OWNER INFORMATION		APPROX. ACREAGE	REQUEST
PEREZ, ENRIQUE	PEREZ, ANTONIO III	222.03	RENEW
LINKOUS, LARRY J.	LINKOUS, TAYLOR E.	127.83	RENEW
PEREZ, ENRIQUE	PEREZ, ANTONIO III	2.802	ADDITION

**Total Acreage: 352.662**

### **III. Agricultural and Forestal Advisory Committee Review**

The AFD Advisory Committee met on July 27, 2011 to discuss the renewal request for AFD 15 (Taylor Hollow) and to conduct a field visit of the District. The minutes from the July 27, 2011 meeting are attached for review.

The consensus of the members present was that all conditions for renewal had been met and all properties that requested to renew or be added should be included in the next eight year renewal of the aforementioned district.

Therefore, on a motion by Mr. Obiso, seconded by Mr. Greg Miller (Styne and Politis absent), the committee voted to recommend approval of the renewal of district 15.

### **IV. Action by Planning Commission**

The Planning Commission is responsible for reviewing the AFD Advisory Committee's recommendation regarding the renewal of the district and then making a Commission recommendation to the Board of Supervisors. The Board of Supervisors is scheduled to hold a public hearing on the renewal on October 24, 2011.

### **V. Staff Recommendation**

Planning Staff preliminarily recommends **approval** of the proposed renewal and addition of parcels to AFD 15 (Taylor Hollow) for a period of eight years.

Enclosures: Map of AFD #15  
AFD Advisory Committee Minutes, July 27, 2011

# Agriculture and Forests District 15 Renewals with Additions



**LEGEND**

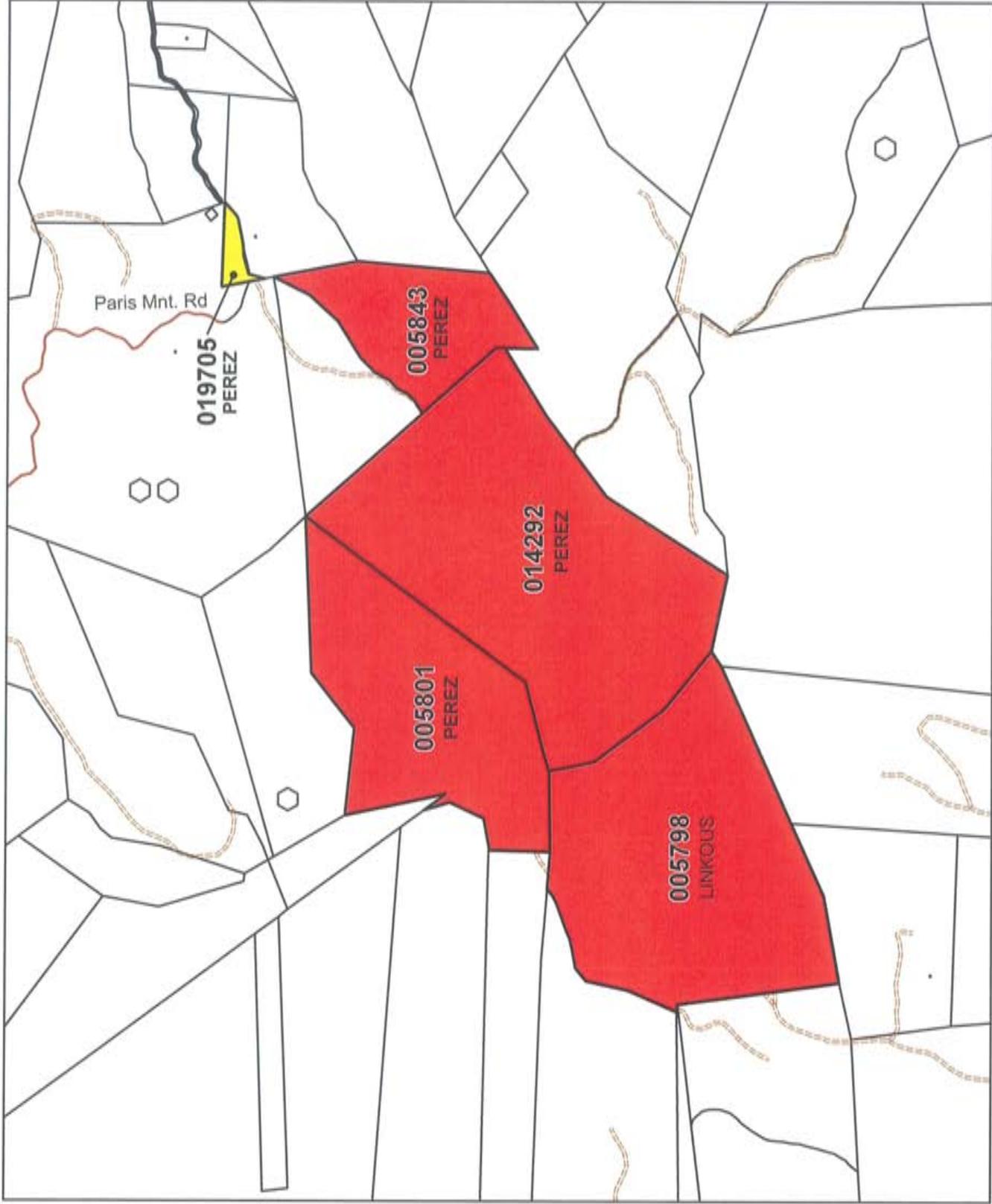
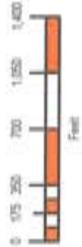
- AFD-15 Addition
- AFD-15 Renewals
- State Roads
- Interstate
- Planned Highway
- Private
- Unnamed Roads Paths Trails
- Tax Parcels

Montgomery County, Virginia  
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AT A MEETING OF THE ADVISORY COMMITTEE ON AGRICULTURAL AND FORESTAL DISTRICTS (AFD's) BEGINNING AT THE GOVERNMENT CENTER IN CHRISTIANBURG, VIRGINIA ON JULY 27, 2011 AT 3:00 P.M.

Present: John Garrett, Member  
Tom Loflin, Member  
Richard Obiso, Member  
William Pack, Member  
Britt Boucher, Chairman  
Will McElfresh, Member  
Bob Miller, Planning Commission Liaison  
Steve Sandy, Planning Director  
Jamie MacLean, Development Planner  
Tom Bland, County Assessor

Absent: Jim Politis, Member  
Bob Styne, Vice-Chairman

The members assembled at the Government Center parking lot at 3:00 p.m. and left for a field trip to review the Prices Fork AFD (District #1), Catawba AFD (District #2), and Taylor Hollow AFD (District #15). Districts 1, 2, and 15 were reviewed for renewal subject to the same conditions as the previous eight year period.

Following the site visits, the members began their business meeting at 5:12 p.m. Mr. Sandy opened the meeting by initiating introductions of the members. Mr. Sandy continued by providing a brief overview of what AFD's are and what protections they offer the property owner.

The advisory committee discussed the request by the property owners of AFD 1, 2, and 15 to renew the districts under the same conditions as the previous eight year period. The consensus of the members present was that the proposed renewals were appropriate for the existing districts.

The advisory committee expressed concern that several properties were being withdrawn from the districts because the property owners were placing their land into conservation easements and did not feel the need to renew their participation in the Agricultural and Forestal Districts.

Mr. Sandy stated there are no additional tax incentives for property owners to participate in the AFD, and that this was a deterrent to many potential participants. Mr. Sandy stated that without a monetary incentive many property owners do not feel compelled to participate.

Mr. Miller asked whether the reduction of acreage due to withdrawals could affect the rest of the district.

Mr. Sandy stated that withdrawals could erode the core of the district or affect the parcels contiguous to the core. This could ultimately impact the existence of the district.

Mr. Boucher requested that in the future conservation easements as well as AFD properties are shown on the maps provided. Mr. Boucher stated including the conservation easements with the AFD properties will provide a better visual of the properties that are conserved and help us identify properties that are both in AFD and conservation easements. Mr. Boucher further stated that seeing a large portion of conserved lands would show a great deal of green infrastructure which serves the public good.

Mr. Miller suggested possibly providing a sign, such as those displayed on conservation easement properties, to help build pride in the district.

The committee members were concerned that the withdrawal of these parcels from the district could result in an erosion of the core of each district, or erosion of parcels contiguous to the core. The committee felt it would be appropriate to discuss ways to encourage property owners to stay in the AFD.

Mr. Bland stated that conservation easements are assessed at use value and therefore they do not have to apply for land use each year.

Mr. Sandy asked if those property owners in AFD could automatically be placed in land use each year, rather than having to re-file each year, to incentivize participation in the AFD.

Mr. Bland stated that could be considered but expressed concern that if the paperwork was not filed, the Commissioner's office would have trouble tracking the properties in AFD.

Mr. Sandy stated that Planning Staff could submit the parcel identification information for land within the AFD with each renewal.

Mr. Bland stated he would check to see if Commissioner's office could waive the revalidation for AFD properties.

Mr. Boucher asked if we wish to waive the fee for the renewal of participation do we need to consult the Board of Supervisors.

Mr. Sandy replied that we would need the Board's approval if we wish to waive the \$20.00 fee for the renewal.

Mr. Boucher asked if we could allow people to remain in the AFD in perpetuity.

Mr. Sandy stated that the State Code governs the time limits that are permitted for AFD. 15.2-4309 permits a period of not less than 4 years and not more than 10 years.

On a motion by Mr. Garrett, seconded by Mr. McElfresh (Styne and Politis absent), the committee voted to recommend the fee for properties within conservation easements participating in the AFD to be waived in order to incentivize participation in the AFD and to maintain continuity of the district and avoid erosion of the core, to the Planning Commission and the Board of Supervisors.

On a motion by Mr. Obiso, seconded by Mr. Greg Miller (Styne and Politis absent), the committee voted to recommend approval of the renewal of districts 1, 2, and 15 and encourage those wishing to withdrawal due to conservation easements to consider continued participation in the district.

In further discussion, Mr. Sandy asked the committee for their thoughts on a potential project in AFD 5 (Riner). Mr. Sandy explained the AFD 5 does not come up for renewal until 2012; however a property owner has expressed interest in possibly leasing a portion of their property to law enforcement to construct a shooting range and classroom for training purposes.

Mr. Sandy asked the committee if they felt this project would be compatible with the AFD or if they felt the property owner should request withdrawal at the end of the cycle to pursue this venture. Mr. Sandy stated that he has not received a request from the property owner at this time, rather he has only spoken with him briefly but thought tonight's meeting was a good opportunity to get feedback from the committee.

Mr. Boucher stated that although he thought it could be a good idea, it does not fit well into the categories of agricultural, or forestall land use. Mr. Boucher stated he thought it was more of a recreational and possibly commercial venture, and therefore not compatible with the AFD.

Mr. Loflin stated he felt this was a good idea but that it may not blend with the AFD. Mr. Loflin asked if the committee could recommend letting the property owner out of the AFD early or recommending withdrawal, because if used for law enforcement this could serve the public good.

Mr. Sandy stated that he had not received a formal proposal and that 2012 was not far away. If the property owner requested to come out of the AFD early, then the committee could revisit the issue and make a recommendation to the Planning Commission and Board of Supervisors. Mr. Sandy stated that an early withdrawal request could take a few months to process, and it may be more time and cost efficient for the property owner to wait until the end of the term.

Mr. McElfresh asked how many acres would be used for the shooting range and classroom.

Mr. Sandy stated he did not know at this time, as no formal application has been submitted.

Mr. Obiso asked if the property would require rezoning for this proposal to be approved.

Mr. Sandy stated a special use permit may be required, but more information is needed from the property owner before we can move forward.

The committee discussed whether or not the proposed use would affect the property owner's taxes.

Mr. Bland stated he might have to pull a few acres out of land use for commercial enterprise, but he would need a formal proposal to determine the course of action.

Mr. Robert Miller stated he felt this proposed use was not consistent with the surrounding area. Mr. Miller stated he also had concerns about how the property would be accessed.

Mr. Sandy stated he believed the property would be accessed from Route 177. However, no formal requests have been filed.

Mr. Greg Miller stated the use would be a potential nuisance to the other properties nearby with the noise generated by the proposed use.

Mr. Loflin stated that he felt the board should be lenient if possible about what is allowable in AFD. Mr. Loflin stated he didn't want to take a farmer's ability to make a living away, but that the size of the operation would determine its compatibility with the AFD.

Mr. Greg Miller agreed that the level of compatibility would depend on scale.

Mr. Pack stated he felt they would need more information to make a decision.

Mr. Sandy stated that if a formal proposal was submitted, full information would be brought to the AFD committee to determine if the use would be compatible with the AFD.

The committee felt that the compatibility of a proposed shooting range and training facility would depend on the scale of the project and that they would reserve further discussion for when/if the property owner submitted a proposal to the Planning Department.

Mr. Sandy thanked the committee for their thoughts and feedback.

In further discussion, Mr. Sandy stated the Planning Department is currently working on a wind ordinance.

Mr. Sandy stated that Supervisor Biggs had asked if we had an ordinance in place for wind power. Mr. Sandy said currently, wind turbines are treated as an accessory structure, therefore anything over 18' in height requires a special use permit. However, we are working on an ordinance currently to deal with wind power specifically. Mr. Sandy stated we will likely break the turbine regulations down into categories such as small scale, utility scale, and industrial scale.

Mr. Sandy stated we are currently looking at setbacks, height, etc and trying to ascertain how other localities across the state are dealing with the issue.

Mr. Sandy asked the committee what their thoughts would be if someone proposed the construction of a wind turbine or wind farm in an AFD.

Mr. Robert Miller stated he felt it was an issue of scale. Mr. Miller stated the size of turbines we are likely to see in this area would be comparable to the turbine at Volvo (approximately 60') and would be used for supplemental energy.

Mr. Sandy agreed stating most of what we are likely to see is supplemental energy and someone who might sell any extra energy produced back into the grid.

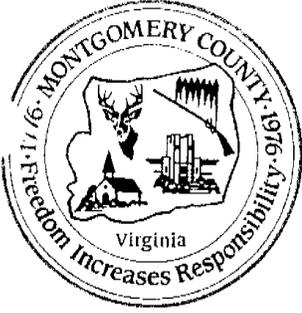
Mr. Sandy stated if there was interest, when we develop an ordinance we can bring it back to the AFD committee.

The committee agreed that they would like to see the ordinance when developed.

Mr. Loflin stated if wind was used to supplement power on a farm it would be a good thing, generally speaking.

The committee determined that the level of compatibility would deal in large part with the scale of an individual project.

On a motion by Mr. Garrett, seconded by Mr. Bland (Styne and Politis absent), the committee voted to adjourn. There being no further business the meeting was adjourned at 6:51 p.m.



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: Planning Staff *JRM*

DATE: October 5, 2011

SUBJ: 2011 Regional Bikeway Walkway, Blueway Plan Update

In 2000, the region's first Bikeway, Walkway, Blueway Plan was drafted. From 2008 until 2011 representatives from the region's localities have worked to update the existing plan. The 2011 Regional Bikeway, Walkway, Blueway Plan is available for review and comment. The stated purpose of this plan is to provide information guidelines and cohesion in the creation, expansion and coordination of a safe and effective Bikeway, Walkway, Blueway system for the New River Valley region.

The participating jurisdictions in the region include the counties of Floyd, Giles, Montgomery and Pulaski, the City of Radford, and the towns of Blacksburg, Christiansburg, Dublin, Floyd, Glen Lyn, Narrows, Pearisburg, Pembroke, Pulaski, and Rich Creek. The region also includes Virginia Tech, Radford University and New River Community College. This plan will be a resource to be used as an overview of existing and proposed bikeway, walkway, and blueway facilities. The plan also shows future regional connections to the New River Trail and the Roanoke Regional Trail Network.

Copies of the executive summary and Montgomery County maps have been included for your review. The full 2011 plan is available for review at the following URL:

<http://www.nrvpdc.org/Transportation/bwwwbw.html>

The NRVPCD would like for the Planning Commission and BOS to endorse the plan in the coming months. Please apprise staff of any questions or concerns that you may have after reviewing the plan.

### Purpose

The purpose of this plan is to provide information, guidelines and cohesion in the creation, expansion and coordination of a safe and effective Bikeway, Walkway, Blueway system for the New River Valley region. This region includes the counties of Floyd, Giles, Montgomery and Pulaski, the City of Radford, and the towns of Blacksburg, Christiansburg, Dublin, Floyd, Glen Lyn, Narrows, Pearisburg, Pembroke, Pulaski, and Rich Creek. The region also includes Virginia Tech, Radford University and New River Community College.

The 2011 plan seeks to build on, supplement, and coordinate with existing plans. The plan recognizes and acknowledges the work and foresight of the local governments, community groups, and individuals who have created the excellent and growing network of bikeways, walkways and blueways in this region.

To prepare this plan the Planning District Commission met with each of the local governments and planning departments in the region. A major goal was to update data accurately to reflect existing facilities and identify future projects.

Ultimately, this Bikeway-Walkway-Blueway Plan is a resource to be used as an overview of existing and proposed bikeway-walkway-blueway facilities.

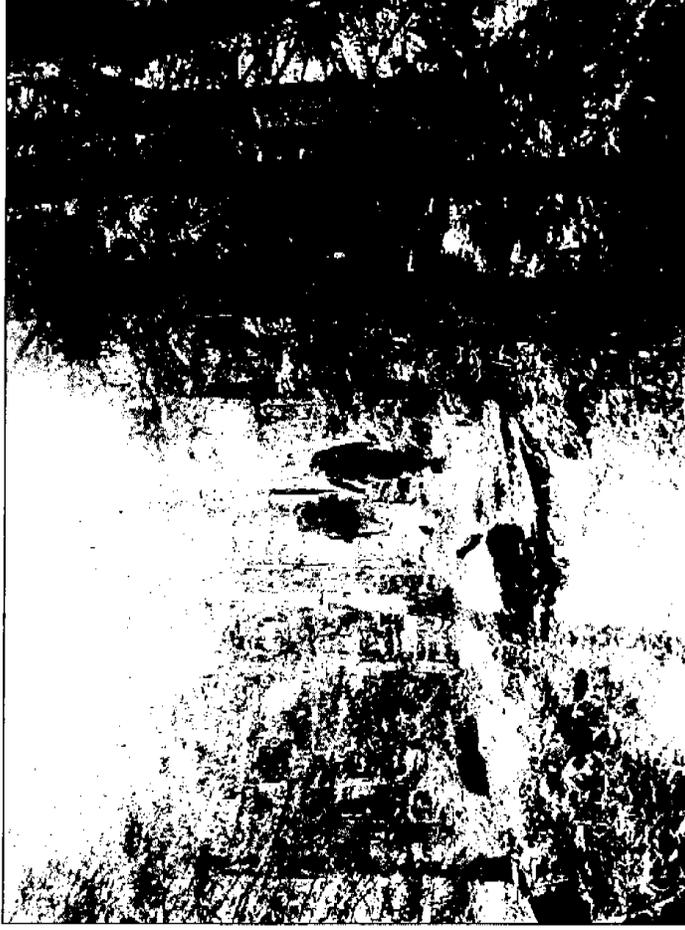


Photo by: J. Wilsie

### Vision Statement

*The New River Valley is committed to the promotion of non-motorized transportation as a safe, reliable, healthy, environmentally friendly alternative to motorized transportation. Opportunities must exist for residents of the region to choose walking or biking as a means of getting to a destination.*

## 2011 Plan Objectives

1. To identify a system to accommodate the variety of Bikeway-Walkway-Blueway users.
2. To coordinate a system of bikeways, walkways, blueways, locally and regionally; and to maintain the continuity of the Bikeway-Walkway-Blueway system to encourage non-motorized transportation.
3. To identify and determine the appropriate type of facility, and coordinate Bikeway-Walkway-Blueway development with future and imminent Virginia Department of Transportation projects.
4. To showcase and focus on the natural and cultural amenities of the New River Valley when proposing bike routes and walking trails, in order to maximize trail effectiveness and increase tourism within the region.
5. To promote the health, safety, welfare and improve the quality of life within the region.
6. To facilitate the use of recycled materials in the construction of bikeways, walkways, and blueways.
7. To increase the mobility of New River Valley residents by adding multimodal options to existing transportation networks with more connections to public transit that ultimately link communities where people live, work, attend school and recreate.

## Elements of a Bikeway-Walkway-Blueway System

The Bikeway-Walkway-Blueway Plan identifies a variety of different modes to support a comprehensive transportation system. For the purpose of this plan the following types of facilities were considered:

- Bikeways
- Shared Roadways
- Bicycle Lanes
- Multi-purpose Trails
- Mountain Biking Trails
- Hiking Trails
- Sidewalks
- Dedicated Bicycle Routes
- Blueways (Water Trails)
- Support Facilities

The 2011 plan challenges project planners to be cognizant of, and provide for, the different levels of users within each of these categories. Furthermore, delineating alternative transportation versus recreation facilities and minimizing the conflicts between them is vital to the creation of a successful multiuse system. Alternative transportation facilities should be designed for the least experienced user. Recreational facilities should be designed to accommodate a range of users with varying degrees of ability. Lastly, it is important to plan for opportunities that will enable individuals to move from one mode of travel to another (i.e., bicycling to canoeing).



Photo by: J. Wilkie

trail is entirely paved and serves as a commuting and recreational facility for bicyclists and pedestrians. Plans are underway to extend the trail north (known as the Hethwood Greenway) and connect to the National Forest Trail network. There are also plans to extend the trail south to the Christiansburg Recreation Center. Once the improvements are complete the trail will double in length.

- **Radford Riverway** – Nearly 3 miles of paved surface, ADA accessible multipurpose trail that traverses through Bisset and Wildwood Parks. The trail connects the City of Radford to Radford University and serves as a recreation and local commuter route. Future plans include expanding the trail into West Radford toward Forest Avenue and looping back to the existing terminus at Sundell Drive.
- **Dora Trail** – A connector trail that begins near the existing New River Trail terminus and runs slightly over 2.5 miles to the downtown Pulaski Historic Railway Station. The trail connects the residents and visitors of downtown Pulaski to the New River Trail.
- **Hokie Bikeways** – A system of trails developed by Virginia Tech to enhance connectivity between the Hokie Bikeway trails, the Huckleberry Trail and other Town of Blacksburg trails. The system is intended for recreation and commuting for local residents and the Virginia Tech campus.

- **Floyd Heritage Pathways** – Development of new ADA accessible pedestrian facilities that connect key activity areas in downtown Floyd. Once complete the pathway will include signage to guide and promote tourism in the historic downtown area.



Photo by: E. Sharp

### Exploring Regional Assets

Over the last 20 years the communities of the New River Valley have developed numerous facilities, and also had the good fortune of being an integral part of national and statewide efforts. Below is a list of current regional assets:

#### > Multi-purpose Trails:

- **New River Trail State Park** – A Rails-to-Trails project stretching over 50 miles through Grayson to Carroll, Wythe, and Pulaski Counties. The trail provides numerous access points for hiking, biking, horse back riding, and boat access to the New River. Preliminary plans are under way to connect the existing trail terminus in downtown Pulaski to Randolph Park. A NRT Extension Project Plan was completed in 2007 that included connecting the trail to the Radford Riverway and Huckleberry Trail.
- **Huckleberry Trail** – A Rails-to-Trails project connecting Montgomery County, the Town of Blacksburg, the Town of Christiansburg and Virginia Tech. The nearly six mile long

- **Hiking and Mountain Biking Trails**
  - **Appalachian Trail** – Completed in 1937, the AT is a privately managed unit of the national park system and is the nation's longest footpath at 2,179 miles. In 1968 the AT was the first designated American National Scenic Trail spanning from Georgia to Maine.
  - **Great Eastern Trail** – The future Great Eastern Trail is a collection of footpaths and hiking trails spanning across nine states from Alabama into New York and Michigan. The alignment through the NRV will most likely follow the AT alignment and provide a potential spur into Bluestone Park in WV.
  - **Jefferson National Forest Trails** – Located in Giles, Pulaski and Montgomery counties, the national forest provides multiple recreational trails. Giles County features numerous hiking and mountain biking trails including the Cascades just outside of Pembroke and the AT near Pearisburg and Narrows. Pulaski features the Gatewood Reservoir and an assortment of recreational facilities for canoeing, hiking and biking. Montgomery features Pandapas Pond that offers recreational facilities for a variety of hikers, mountain bikers and horseback riders.
  - **Mountain Lake Conservatory Trails** – Located in Giles County, Mountain Lake features over 2600 acres of land ready for hikers, cross country skiers and mountain bikers to explore.
  - **Radford Mountain Biking Trails (Cracker's Neck)** – A 20 acre recreational area owned by the City that overlooks Claytor Lake Dam. Built to IMBA (International Mountain Biking

- **Glen Lyn Greenway** – Development of a new ADA accessible bicycle and pedestrian path that will connect the town to Glen Lyn Park and the Dr. F. D. Morse Trail; which terminates near old Norfolk Southern Railway Bridge Piers that still stand in the New River. Future plans include creating an extension to the Town of Rich Creek.
- **Shared Roadways:**
  - **US Bicycle Route 76** – One of only two established US Bicycle Routes; this designated bicycle route crosses the United States from Oregon to Yorktown, Virginia and passes through the City of Radford, Montgomery, Pulaski, Wythe, and Roanoke counties.
  - **Proposed multi-jurisdictional routes** – Corridors that have been identified to connect multiple counties, cities, towns and points of interest: 221, 8, 61, 42, 11 and 114.



Photo by: J. Wilsie

Association) guidelines, it features 12 trails that cover 8-10 miles of habitat ideal for mountain bikers and hikers.

- **Ellet Valley Recreational Area** – Located just south of Blacksburg, the recreational area includes a one-mile long hiking trail, activity area and a series of micro trails. Future plans include the development of a multi-purpose trail extension with multiple access points, a pedestrian only trail and interconnections to the existing Nature Park trail system.
- **Coal Miners Heritage Park** – A 30 acre track of land that once hosted a mining tipple, hotel, general store and residential housing for coal miners. In 2010 a new trail was constructed for hikers or mountain bikers that ties into the Huckleberry Trail and offers an ADA accessible spur leading to the old mining entrance.
- **Rocky Knob Trails** – Located along the Blue Ridge Parkway, lush and forested slopes of the Rock Castle George suggest that man has been an infrequent visitor. In 1984, the loop trail was designated a National Scenic Trail in recognition of its outstanding features.

➤ **Blueways:**

- **New River Canoe Trail** – A water trail that connects Giles and Pulaski Counties to North Carolina and West Virginia. The New River Canoe Trail was Virginia's first designated inland canoe trail as well as the Department of Conservation and Recreation's first water trail or lueway. Good canoe trails offer the visitor a well-spaced series of access sites as well as adequate support facilities between those access sites. Support facilities in the New

River Canoe Trail include campsites, rest stops, sanitation facilities, potable water, and sources of information to aid in trip planning.

- **Proposed Blueways** – Tributaries that have been identified in the 2011 plan include of the Roanoke River, Peak Creek and the Little River.



Photo by: J. Wilstie

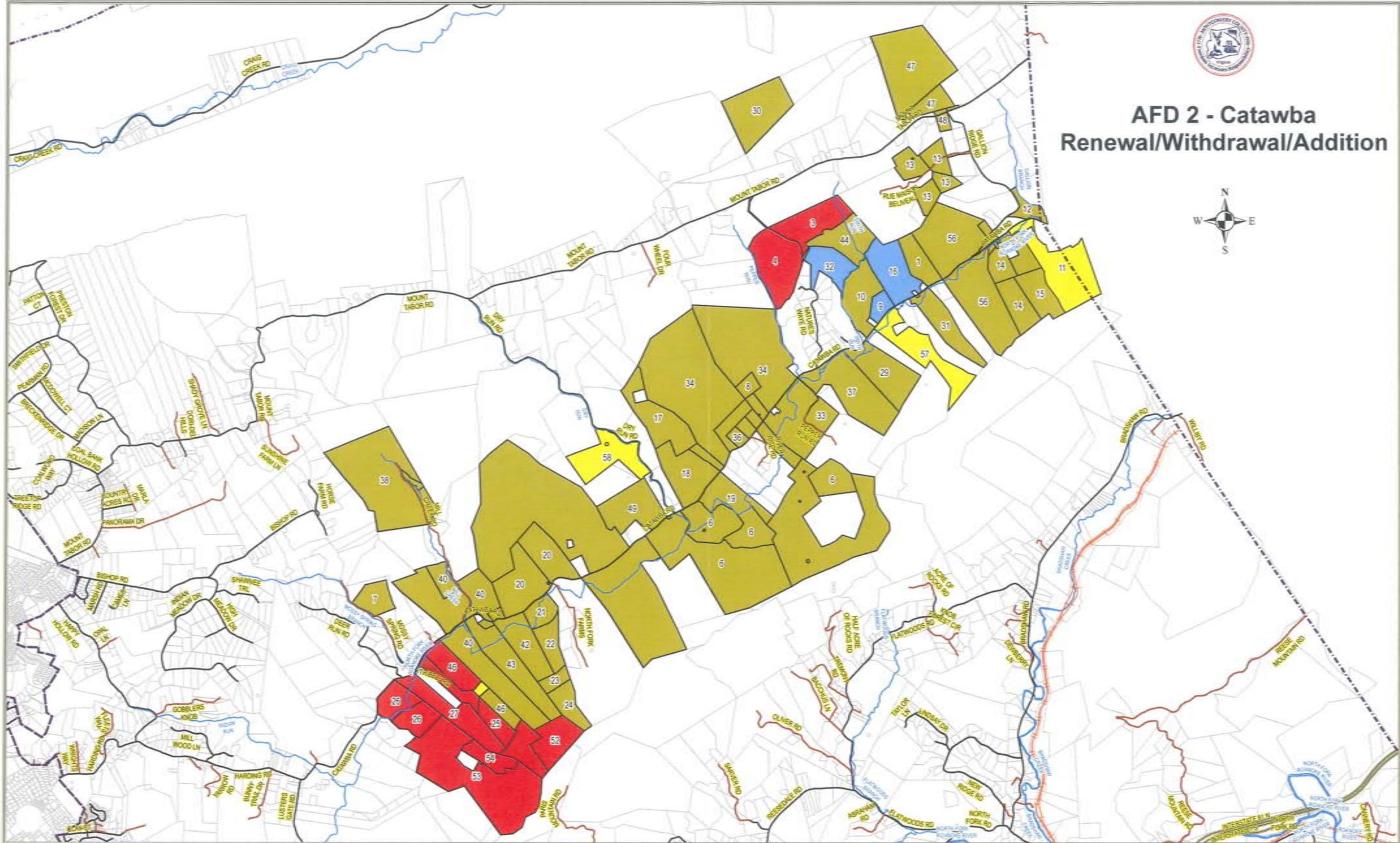
**Planning for the Future**

The 2011 Bikeway-Walkway-Blueway Plan encourages the development of alternative transportation facilities that are tailored to the demand of each community. The plan is intended to be a resource for local governments and citizens interested in the planning and development of Bikeway-Walkway-Blueway systems in the region.

Proposed alignments and associated improvements shown within this plan are conceptual only and are intended to illustrate the connectivity between two points of interest. Providing transportation options in the New River Valley is a regional vision.



# AFD 2 - Catawba Renewal/Withdrawal/Addition



Map Prepared by Montgomery County, Va  
Planning and GIS Services, 7/20/2011  
Revised 10/5/2011

### Legend

AFD 2 Catawba ACTION   Addition   Renewal   No Response   Withdrawal



NUMBER	OWNER1	OWNER2	ACTION	PARCEL_ID	TAX_MAP_ID
1	ABSHER CARL P	ABSHER REBECCA B	Renewal	000026	020- A 27
2	BOYLE JASON C	BOYLE CRYSTAL A	Renewal	012656	030- A 2
3	BRANDT TECHNOLOGIES LLC		Withdrawal	140559	019- A 26C
4	BRANDT TECHNOLOGIES LLC		Withdrawal	009439	019- A 26
5	BROWN JAMES HOWE JR		Renewal	002600	031- A 19
6	BROWN JAMES HOWE JR		Renewal	002599	031- A 46,41,44,*
6	BROWN JAMES HOWE JR		Renewal	002599	031- A 46,41,44,*
6	BROWN JAMES HOWE JR		Renewal	002599	031- A 46,41,44,*
6	BROWN JAMES HOWE JR		Renewal	002599	031- A 46,41,44,*
6	BROWN JAMES HOWE JR		Renewal	002599	031- A 46,41,44,*
7	CALDWELL WILLIAM C JR	CALDWELL DONNA BOONE	Renewal	016322	030- 1 B
8	CATAWBA SWINE CENTER INC		Renewal	028958	019- A 25
9	CESSAC H LEONARD JR	CESSAC HELEN L	No Response	016131	020- A 1A
10	CLAYTON CAROLYN O		Renewal	024157	020- A 1C
11	EAKIN CHARLES L		Addition	005691	020- A 18
12	EAKIN CHARLES L		Renewal	080297	020- A 19D
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
13	EAKIN WARREN B	EAKIN LILA G	Renewal	005693	012- A 7,6,8,9,*
14	EAKIN WARREN B	EAKIN LILA G	Renewal	005694	020- A 22,21,23,*
14	EAKIN WARREN B	EAKIN LILA G	Renewal	005694	020- A 22,21,23,*
14	EAKIN WARREN B	EAKIN LILA G	Renewal	005694	020- A 22,21,23,*
14	EAKIN WARREN B	EAKIN LILA G	Renewal	005694	020- A 22,21,23,*
15	EAKIN WARREN B	EAKIN LILA G	Renewal	036254	020- A 15,20A
15	EAKIN WARREN B	EAKIN LILA G	Renewal	036254	020- A 15,20A
16	FLANAGAN ELIZABETH A	MITCHELL HARVEY MICHAEL	No Response	021550	020- 1 1
17	GRUBB KATHLEEN W		Renewal	007623	019- A 17,31(A)5*
17	GRUBB KATHLEEN W		Renewal	007623	019- A 17,31(A)5*
18	GRUBB KATHLEEN W		Renewal	007624	031- A 53
19	GRUBB KATHLEEN W		Renewal	007625	031- A 53A
20	HANCOCK DAVID MICHAEL	HANCOCK JANET RUTH	Renewal	008010	030- 2 2,3
20	HANCOCK DAVID MICHAEL	HANCOCK JANET RUTH	Renewal	008010	030- 2 2,3
21	HANCOCK DAVID MICHAEL	HANCOCK JANET RUTH	Renewal	008009	030- 2 5
22	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	Renewal	008008	030- 2 4
23	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	Renewal	008007	030- A 29
24	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	Renewal	008006	043- A 25
25	HARMON PHYLLIS KYLE		Withdrawal	150138	043- A 33
26	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	Withdrawal	018960	043- 1 1A,5
26	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	Withdrawal	018960	043- 1 1A,5
27	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	Withdrawal	018961	030- A 23
29	JOHNSON GORDON G	JOHNSON NANCY M	Renewal	009762	020- A 6
30	KATHERINE M HANBURY REV TR	KATHERINE M HANBURY TRUSTEE	Renewal	007998	011- A 23
31	KOHL DAVID M	KOHL KENDRA Z	Renewal	030557	020- 1 3
32	LIGON JEFFREY E	LIGON CARRIE S	No Response	016769	019- 3 15
33	MCPHERSON DAVID R	MCPHERSON TINA D	Renewal	031716	019- A 19A
34	MCPHERSON EVELYN D	ETAL	Renewal	012487	019- 1 1,5;19 A*
34	MCPHERSON EVELYN D	ETAL	Renewal	012487	019- 1 1,5;19 A*
34	MCPHERSON EVELYN D	ETAL	Renewal	012487	019- 1 1,5;19 A*
35	MCPHERSON JAMES T	MCPHERSON JOYCE H	Renewal	028959	019- A 27
36	MCPHERSON JAMES T		Renewal	032830	019- 1 1A,2,3,4
36	MCPHERSON JAMES T		Renewal	032830	019- 1 1A,2,3,4
36	MCPHERSON JAMES T		Renewal	032830	019- 1 1A,2,3,4
36	MCPHERSON JAMES T		Renewal	032830	019- 1 1A,2,3,4
37	MCPHERSON JAMES THORNTON	MCPHERSON DAVID ROSS	Renewal	012488	019- A 22
38	NATURE CONSERVANCY THE		Renewal	012655	030- A 1
39	ORR LIVING TRUST	ORR LESLIE F TRUSTEE	Renewal	013872	031- A 8,9,10-13
40	PARSONS FRANCES M		Renewal	012881	030- A 36,37,28
40	PARSONS FRANCES M		Renewal	012881	030- A 36,37,28
40	PARSONS FRANCES M		Renewal	012881	030- A 36,37,28
41	PARSONS FRANCES M		Renewal	012874	030- 2 1
42	PARSONS FRANCES M		Renewal	012878	030- 2 7
43	PARSONS FRANCES M		Renewal	012873	030- 2 8
44	SARVER JAMES E	SARVER JUDY C	Renewal	140558	019- A 26B
45	SINK TERRY L	PARSONS LINDA E	Renewal	100582	030- 2 8A
46	TRIBBLE RANDOLPH LOUIS JR		Withdrawal	019537	030- A 27
46	TRIBBLE RANDOLPH LOUIS JR		Renewal	019537	030- A 27

46	TRIBBLE RANDOLPH LOUIS JR		Addition	030850	030- A 27A
47	VADEN RANDOLPH K	VADEN CARRIE A	Renewal	034015	012- A 25,26,27
47	VADEN RANDOLPH K	VADEN CARRIE A	Renewal	034015	012- A 25,26,27
48	VADEN RANDOLPH K	VADEN CARRIE A	Renewal	007360	012- A 19,18
48	VADEN RANDOLPH K	VADEN CARRIE A	Renewal	007360	012- A 19,18
49	WALL SAMUEL MARVIN	WALL DENNIS I	Renewal	020288	031- A 5
50	WARE BERYL CATHERINE TRIBBLE		Withdrawal	090679	030- A 26
51	WILLOW SPRING LLC	C/O CHRIS KAKNIS	Withdrawal	008004	043- A 23
52	WILLOW SPRING LLC	C/O CHRIS KAKNIS	Withdrawal	008005	043- A 24
53	WILLOW SPRING LLC		Withdrawal	009723	043- A 19
54	WILLOW SPRING LLC		Withdrawal	009725	043- A 22
55	YOST EDWARD D		Renewal	100466	020- A 25A
56	YOST EDWARD D		Renewal	021635	020- A 25,26
56	YOST EDWARD D		Renewal	021635	020- A 25,26
57	HEINDEL DONALD J	HEINDEL CONNIE M	Addition	021199	020- A 1
58	WALL TRAVIS P	WICKLINE CRYSTAL D	Addition	001272	019- A 15
58	WALL TRAVIS P	WICKLINE CRYSTAL D	Addition	001272	019- A 15
58	WALL TRAVIS P	WICKLINE CRYSTAL D	Addition	001272	019- A 15
59	WALL TRAVIS P	WICKLINE CRYSTAL D	Addition	001273	019- A 16

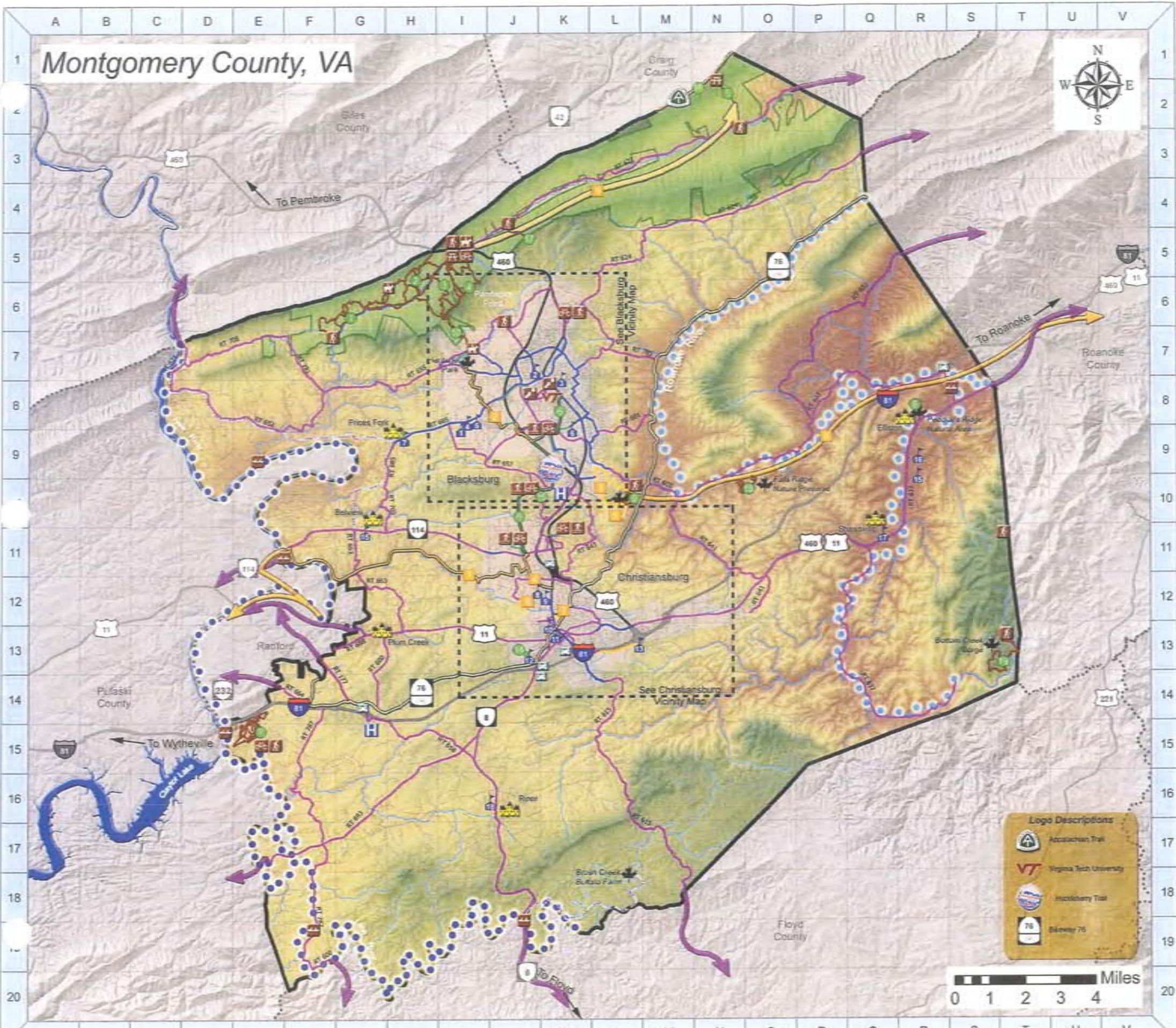
**AFD 2 (CATAWBA) ACREAGE TRACKING CHART**

<b>ALL PROPERTIES IN AFD 2</b>						
TAX_MAP_ID	OWNER1	OWNER2	ACRES	REQUEST		
020- A 27	ABSHER CARL P	ABSHER REBECCA B	43.01	R		
030-A-2	BOYLE JASON		5.00	R		
31-A-19	BROWN JAMES HOWE JR		57.00	R		
031- A 46,41,44,*	BROWN JAMES HOWE JR		632.96	R		
030- 1 B	CALDWELL WILLIAM C JR	CALDWELL DONNA BOONE	39.27	R		
019- A 25	CATAWBA SWINE CENTER INC		13.25	R		
020- A 1A	CESSAC H LEONARD JR	CESSAC HELEN L	18.97	R		
020- A 1C	CLAYTON CAROLYN O		73.94	R		
020- A 19D	EAKIN CHARLES L		20.79	R		
012- A 7,6,8,9,*	EAKIN WARREN B	EAKIN LILA G	107.97	R		
020- A 22,21,23,*	EAKIN WARREN B	EAKIN LILA G	86.80	R		
020- A 15,20A	EAKIN WARREN B	EAKIN LILA G	82.00	R		
020- 1 1	FLANAGAN ELIZABETH A	MITCHELL HARVEY MICHAEL	85.50	R		
019- A 17,31(A)5*	GRUBB KATHLEEN W		99.90	R		
031- A 53	GRUBB KATHLEEN W		87.24	R		
031- A 53A	GRUBB KATHLEEN W		60.27	R		
030- 2 2,3	HANCOCK DAVID MICHAEL	HANCOCK JANET RUTH	159.15	R		
030- 2 5	HANCOCK DAVID MICHAEL	HANCOCK JANET RUTH	30.22	R		
030- 2 4	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	37.97	R		
030- A 29	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	17.04	R		
043- A 25	HANCOCK SAMUEL LEE	HANCOCK JOHN MARK	38.15	R		
020- A 6	JOHNSON GORDON G	JOHNSON NANCY M	93.50	R		
011- A 23	KATHERINE M HANBURY REV TR	KATHERINE M HANBURY TRUSTEE	135.00	R		
020- 1 3	KOHL DAVID M	KOHL KENDRA Z	74.80	R		
019- 3 15	LIGON JEFFREY E	LIGON CARRIE S	55.71	R		
019- A 19A	MCPHERSON DAVID R	MCPHERSON TINA D	29.54	R		
019- 1 1,5,19 A*	MCPHERSON EVELYN D	ETAL	756.68	R		
019- A 27	MCPHERSON JAMES T	MCPHERSON JOYCE H	10.02	R		
019- 1 1A,2,3,4	MCPHERSON JAMES T		53.57	R		
019- A 22	MCPHERSON JAMES THORNTON	MCPHERSON DAVID ROSS	142.00	R		
030- A 1	NATURE CONSERVANCY THE		221.60	R		
031- A 8,9,10-13	ORR LIVING TRUST	ORR LESLIE F TRUSTEE	703.08	R		
030- A 36,37,28	PARSONS FRANCES M		269.93	R		
030- 2 1	PARSONS FRANCES M		4.64	R		
030- 2 7	PARSONS FRANCES M		73.63	R		
030- 2 8	PARSONS FRANCES M		107.93	R		
019- A 26B	SARVER JAMES E	SARVER JUDY C	69.88	R		
030- 2 8A	SINK TERRY L	PARSONS LINDA E	3.62	R		
012- A 25,26,27	VADEN RANDOLPH K	VADEN CARRIE A	170.00	R		
012- A 19,18	VADEN RANDOLPH K	VADEN CARRIE A	11.00	R		
031- A 5	WALL SAMUEL MARVIN	WALL DENNIS I	81.51	R		
20-A-25A	YOST EDWARD D		5.00	R		
020- A 25,26	YOST EDWARD D		289.00	R		
030- A 27	TRIBBLE RANDOLPH LOUIS JR		38.42	PR		
019- A 26C	BRANDT TECHNOLOGIES LLC		82.13	W		
019- A 26	BRANDT TECHNOLOGIES LLC		110.68	W		
043- A 33	HARMON PHYLLIS KYLE		30.76	W		
043- 1 1A,5	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	82.79	W		
030- A 23	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	96.25	W		
043- 1 1A,5	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE		W		
030- A 26	WARE BERYL CATHERINE TRIBBLE		30.87	W		
043- A 23	WILLOW SPRING LLC	C/O CHRIS KAKNIS	46.79	W		
043- A 24	WILLOW SPRING LLC	C/O CHRIS KAKNIS	62.55	W		
043- A 19	WILLOW SPRING LLC		251.86	W		
043- A 22	WILLOW SPRING LLC		31.80	W		
20-A-27	TRIBBLE RANDOLPH LOUIS JR		35.71	PW		
<b>TOTAL ACREAGE OF PROPERTIES CURRENTLY IN AFD 2</b>			<b>6059</b>			
<b>PROPERTIES TO BE WITHDRAWN FROM AFD 2</b>						
019- A 26C	BRANDT TECHNOLOGIES LLC		82.13	W		
019- A 26	BRANDT TECHNOLOGIES LLC		110.68	W		
043- A 33	HARMON PHYLLIS KYLE		30.76	W		
043- 1 1A,5	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	82.79	W		
030- A 23	JOHN BROWN SUTPHIN LIV TRUST	C/O JOHN B SUTPHIN TRUSTEE	96.25	W		
030- A 26	WARE BERYL CATHERINE TRIBBLE		30.87	W		
043- A 23	WILLOW SPRING LLC	C/O CHRIS KAKNIS	46.79	W		
043- A 24	WILLOW SPRING LLC	C/O CHRIS KAKNIS	62.55	W		
043- A 19	WILLOW SPRING LLC		251.86	W		
043- A 22	WILLOW SPRING LLC		31.80	W		
20-A-27	TRIBBLE RANDOLPH LOUIS JR		35.71	PW		
<b>TOTAL ACREAGE TO BE WITHDRAWN FROM AFD 2</b>			<b>862.19</b>			
<b>PROPERTIES TO BE ADDED TO AFD 2</b>						
20-A-18	EAKIN CHARLES L		143.36	A		
020-A-1	HEINDEL, DONALD J. CONNIE M.		93.06	A		

19-A-15	TRAVIS WALL & CRYSTAL WICKLINE		52.45	A
19-A-16	TRAVIS WALL & CRYSTAL WICKLINE		35.00	A
30-A-27	TRIBBLE RANDOLPH LOUIS JR		4.85	A
<b>TOTAL ACREAGE TO BE ADDED TO AFD 2</b>			<b>328.71</b>	

R= RENEWAL
W= WITHDRAWAL
PW= PARTIAL WITHDRAWAL
PR= PARTIAL RENEWAL
A= ADDITION

# Montgomery County, VA



## Legend

- |  |                              |                       |                                       |
|--|------------------------------|-----------------------|---------------------------------------|
|  | Hospital                     |                       | Hydrography                           |
|  | Equestrian Access            |                       | Interstate Highway                    |
|  | Historical Point of Interest |                       | Primary Roadway                       |
|  | Walking Access               |                       | Secondary Roadway                     |
|  | Biking Access                |                       | Existing Multipurpose Trail           |
|  | Boating Access               |                       | Existing Mountain Biking/Hiking Trail |
|  | Picnic Areas                 |                       | Existing Bike Lane/SHARROW            |
|  | Hiking Access                |                       | Dedicated Bicycle Route               |
|  | Natural Area Preserve        |                       | Potential/Proposed Multipurpose Trail |
|  | Park and Ride Location       |                       | Proposed Mountain Biking/Hiking Trail |
|  | County Boundary              |                       | Potential/Proposed Bike Lane/SHARROW  |
|  | National Forest              |                       | Existing Blueway                      |
|  | Town Boundary                |                       | Proposed Blueway                      |
|  | Village*                     | <b>Elevation (ft)</b> |                                       |
|  | Existing School              |                       | High : 3768                           |
|  | Existing Trail               |                       | Low : 1171                            |
|  | Proposed Trail               |                       |                                       |

\*See Montgomery County Village Transportation Links Plan, 2007.

## Montgomery County Trails System

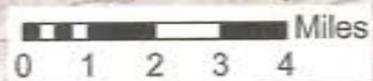
- |                        |   |  |   |
|------------------------|---|--|---|
| <b>Existing Trails</b> |   |  |   |
|                        | Poverty Creek Horse Trail               |  | Harkrader Sports Complex Trail                        |
|                        | Pandapas Pond Trails                    |  | Coal Miners Heritage Trail                            |
|                        | Snake Root Trail                        |  | Appalachian Trail                                     |
|                        | Horse Nettle Trail                      |  | Power Line Drop                                       |
|                        | Sarver Trail                            |  | Falls Ridge Preserve                                  |
|                        | Huckleberry Trail                       |  | Bottom Creek Gorge                                    |
|                        | Radford Bike Trails                     |  |   |
|                        | Pedlar Hills Natural Area Preserve      |  |   |
|                        | Elliott Valley Trail                    |  |   |
|                        | Gateway Trail                           |  |   |
|                        | Skulicup Trail                          |  |   |
|                        | Deerfield Bike Trail                    |  |   |
|                        | Vinyard Ave. Trails                     |  |   |
| <b>Proposed Trails</b> |   |  |   |
|                        | New River Trail Extension               |  | Potential Roanoke Greenway System Connector           |
|                        | Huckleberry Trail Gateway Extension     |  | Potential Poverty Creek - Appalachian Trail Connector |
|                        | Elliott Valley Loop                     |  |   |
|                        | South Huckleberry Trail Extension       |  |   |
|                        | Elliott Valley Recreational Connector   |  |   |
|                        | Proposed Residential Multipurpose Trail |  |   |
|                        | Proposed Industrial Multipurpose Trail  |  |   |

## Montgomery County Schools

- |  |                            |  |   |
|--|----------------------------|--|---|
|  | Blacksburg High            |  | Christiansburg Middle                         |
|  | Gilbert Linkous Elementary |  | Falling Branch Elementary                     |
|  | Harding Ave. Elementary    |  | Belview Elementary                            |
|  | Blacksburg Middle          |  | Eastern Montgomery Elementary                 |
|  | Kipps Elementary           |  | Eastern Montgomery High                       |
|  | Margaret Beeks Elementary  |  | Shawsville Middle                             |
|  | Price's Fork Elementary    |  | Auburn Elementary, Auburn Middle, Auburn High |
|  | Christiansburg High        |  |   |
|  | Independence Secondary     |  |   |
|  | Christiansburg Elementary  |  |   |
|  | Christiansburg Primary     |  |   |

**Logo Descriptions**

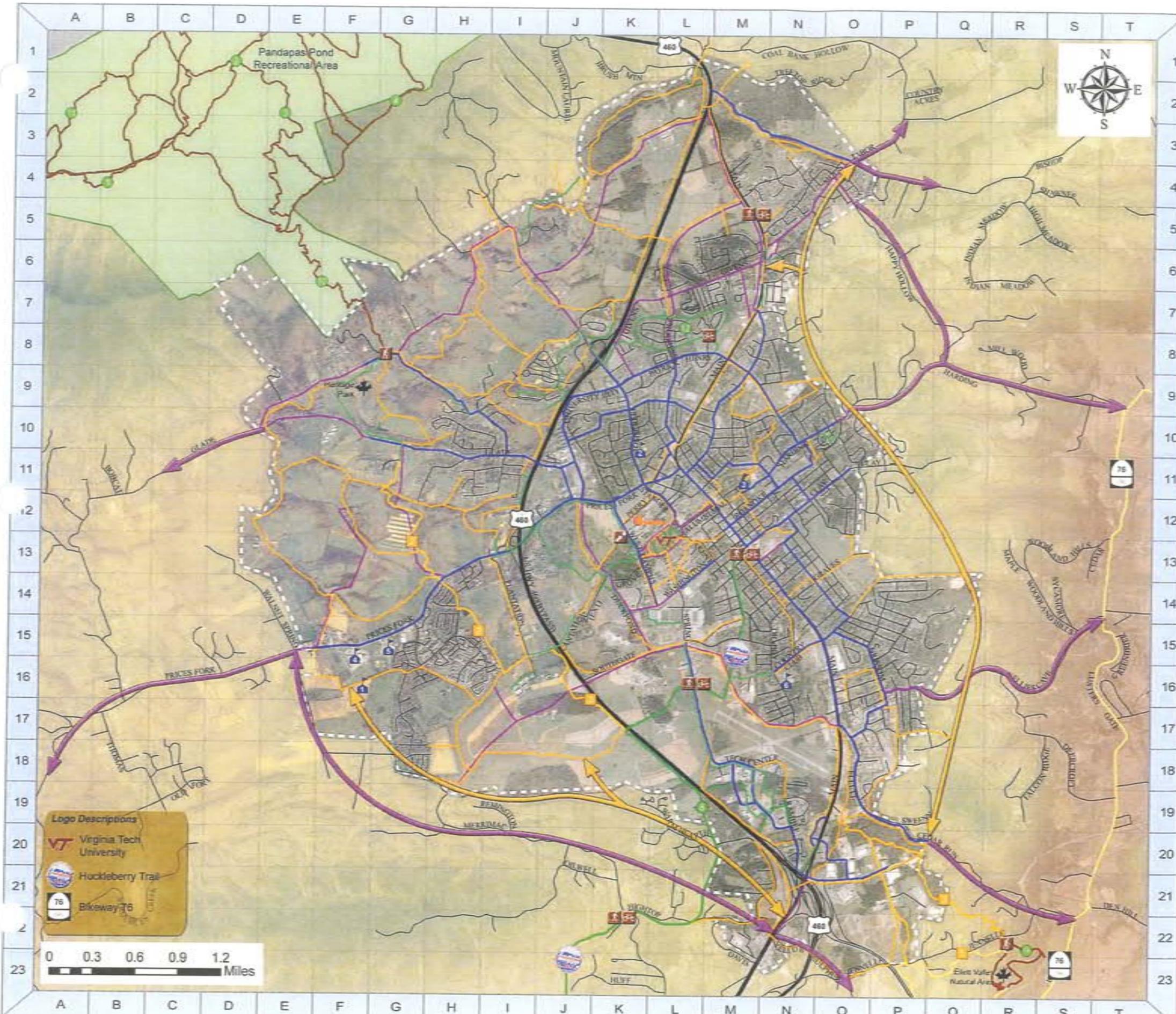
- Appalachian Trail
- Virginia Tech University
- Huckleberry Trail
- Bikeway 76



This map was prepared by the New River Valley Planning District Commission in 2011. Data was collected and compiled from various sources to develop this plan: VGIN, USGS, USDA, DCR, Town of Blacksburg, Town of Christiansburg, City of Radford and Montgomery County GIS data. Images, Logos, and provided information is for planning purposes only and may not be used without written permission.



# Town of Blacksburg, VA



- ### Montgomery County Schools
- Blacksburg High School
  - Gilbert Linkois Elementary
  - Harding Ave. Elementary
  - Blacksburg Middle School
  - Kipps Elementary
  - Margaret Beeks Elementary

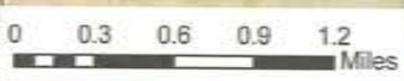
- ### Montgomery County Trails System
- Existing Trails**
- Poverty Creek Horse Trail
  - Pandapas Pond Trails
  - Snake Root Trail
  - Horse Nettle Trail
  - Huckleberry Trail
  - Ellett Recreational Trail
  - Old Farm Trail
  - Skullcap Trail
  - Deerfield Bike Trail
- Proposed Trails**
- Huckleberry Trail Gateway Extension
  - Ellett Valley Loop Trail
  - Ellett Recreational Connector

### Legend

- Interstate Highway
  - Primary Roadway
  - Secondary Roadway
  - Birding & Wildlife Trail
  - Existing Multipurpose Trail
  - Existing Bike Lane/SHARROW
  - Existing Mountain Biking/Hiking Trails
  - Dedicated Bicycle Route
  - Potential/Proposed Multipurpose Trails
  - Potential/Proposed Bike Lane/SHARROW
  - Proposed Mountain Biking/Hiking Trails
  - Hydrography
  - Multimodal Transfer Facility
  - Existing Trails
  - Proposed Trails
  - Existing Schools
  - Historical Point of Interest
  - Boating Access
  - Picnic Area
  - Hiking Trail
  - Biking Access
  - Hospital
  - Town Boundary
  - National Forest
- Elevation (ft)**
- High : 3768
  - Low : 1172

**Logo Descriptions**

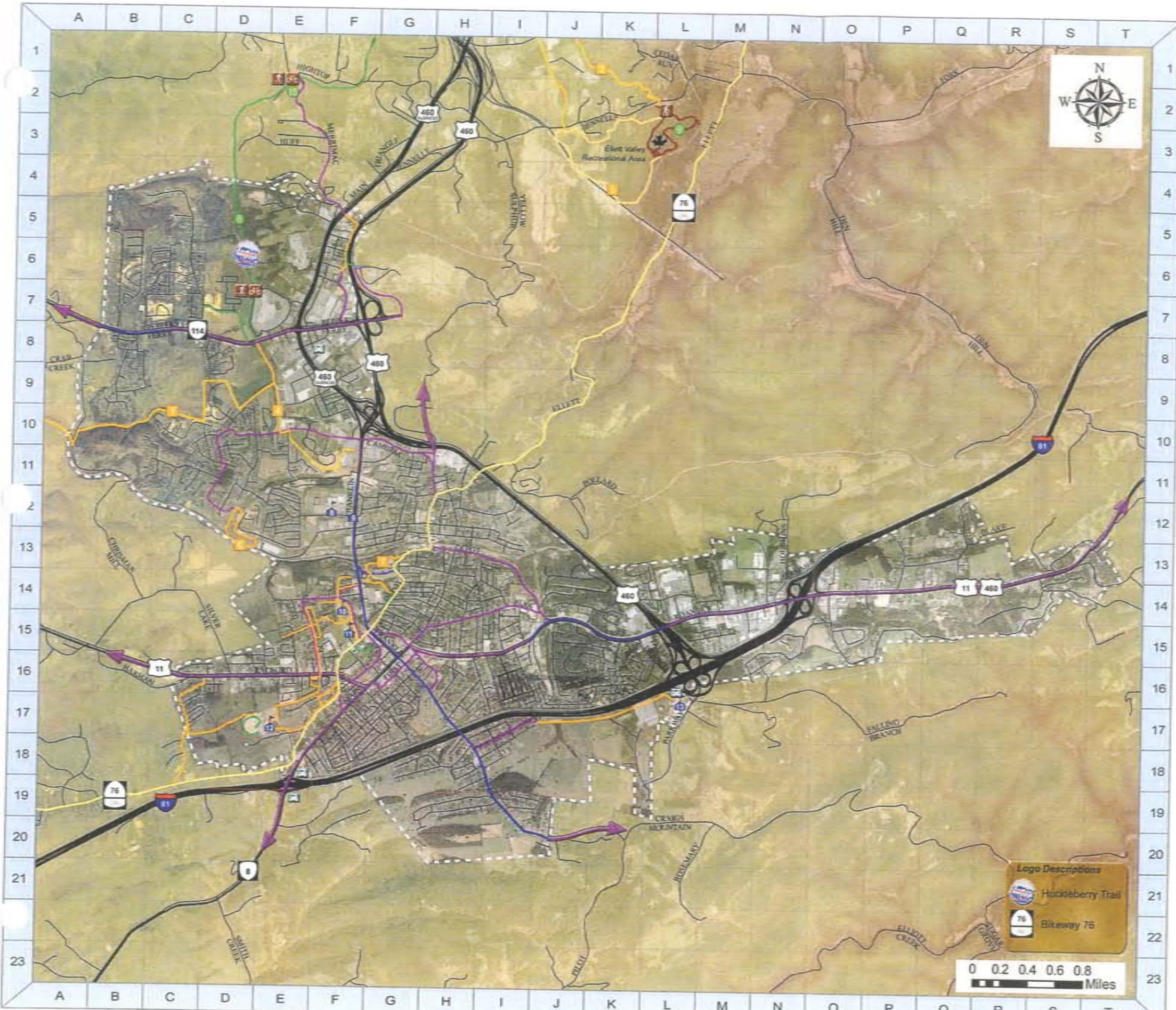
- Virginia Tech University
- Huckleberry Trail
- Bikeway 76



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# Town of Christiansburg, VA



## Legend

- Interstate Highway
- Primary Roadway
- Secondary Roadway
- Dedicated Bicycle Route
- Existing Multipurpose Trail
- Existing Bike Lane/SHARROW
- Existing Mountain Biking/Hiking Trail
- Proposed Multipurpose Trail
- Potential/Proposed Bike Lane/SHARROW
- Proposed Mountain Biking/Hiking Trail
- Hydrography
- Park and Ride Location
- Natural Area Preserve
- Existing Trail
- Proposed Trail
- Biking Access
- Hiking Trail
- Walking Access
- Existing School
- Hospital
- Town Boundary



## Montgomery County Trails System

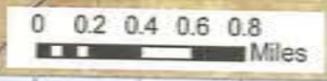
- Existing Trails**
- Huckleberry Trail
  - Ellett Valley Trail
  - Harkrader Sports Complex Trail
  - Coal Miners Heritage Trail
- Proposed Trails**
- New River Trail Extension
  - Ellett Valley Loop
  - South Huckleberry Extension
  - Ellett Valley Recreational Connector
  - Proposed Residential Multipurpose Trail
  - Proposed Industrial Multipurpose Trail

## Montgomery County Schools

- Christiansburg High School
- Independence Secondary
- Christiansburg Elementary School
- Christiansburg Primary School
- Christiansburg Middle School
- Falling Branch Elementary School

## Logo Descriptions

- Huckleberry Trail
- Bikeway 76



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## Small Wind Energy Zoning Ordinance Amendments

### **Sec. 10-21. - A-1 Agricultural District.**

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development and performance standards contained in this chapter, and all other applicable regulations:

- (a) Agriculture.
- (b) Agriculture, intensive.
- (c) Agriculture, small scale.
- (d) Bed and breakfast homestay.
- (e) Cemetery.
- (f) Church.
- (g) Dwelling, single-family.
- (h) Farm enterprise.
- (i) Fire, police and rescue stations.
- (j) Home occupation.
- (k) Manufactured (mobile) home, Class A or B.
- (l) Natural area.
- (m) Park, unlighted.
- (n) Pet, farm.
- (o) Pet, household.
- (p) Playground, unlighted.
- (q) Public utility lines, other; and public utility lines, water and sewer.
- (r) Sawmill, temporary.
- (s) School.
- (t) Telecommunications tower, attached.
- (u) Veterinary practice, animal hospital.

**(v) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4) (i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and all other applicable

## Small Wind Energy Zoning Ordinance Amendments

regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.
- (b) Bed and breakfast inn.
- (c) Boarding house.
- (d) Campground.
- (e) Camp, boarding.
- (f) Civic club.
- (g) Contractor's storage yard.
- (h) Country club.
- (i) Country inn.
- (j) Custom meat cutting, processing and packaging.
- (k) Day care center.
- (l) Disposal facility, landfill.
- (m) Exploratory activities associated with extractive industries.
- (n) Extractive industries and accessory uses including, but not limited to, the mining of minerals and the operation of oil and gas wells.
- (o) Game preserve.
- (p) Garden center.
- (q) General store or specialty shop, provided gross floor area is two thousand (2,000) square feet or less.
- (r) Golf course.
- (s) Golf driving range.
- (t) Grain mill, feed mill.
- (u) Home business.
- (v) Junkyard, automobile graveyard.
- (w) Kennel, commercial (refer to use limitations in subsection 7).
- (x) Landfill (see Disposal facility).

Small Wind Energy Zoning Ordinance Amendments

- (y) Livestock market.
- (z) Park, lighted.
- (aa) Playground, lighted.
- (bb) Public utility plant, other.
- (cc) Public utility substations.
- (dd) Public utility plant water or sewer (not including distribution or collection lines).
- (ee) Recreational vehicle park.
- (ff) Recycling collection points.
- (gg) Repair shop, automotive (refer to use limitations in subsection 7).
- (hh) Restaurant, provided gross floor area is two thousand (2,000) square feet or less.
- (ii) Rural resort.
- (jj) Sawmill.
- (kk) Shooting range (as principal use or accessory to a gun shop). (Refer to use limitations in subsection 7).
- (ll) Slaughterhouse.
- (mm) Solid waste collection point.
- (nn) Stable, commercial.
- (oo) Structures, nonresidential, totaling in excess of twenty thousand (20,000) gross square feet.
- (pp) Structures over forty (40) feet in height.
- (qq) Telecommunications tower, freestanding.
- (rr) Transition house.
- (ss) Flea market (also subject to requirements of article VI of the County Code).
- (tt) Stone engraving and sales.
- (uu) School of special instruction.
- (vv) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-22. - C-1 Conservation District.**

(3) *Use permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter, and all other applicable regulations:

- (a) Agriculture.
- (b) Agriculture, small scale.
- (c) Bed and breakfast homestay.
- (d) Cemetery.
- (e) Dwelling, single-family.
- (f) Game preserve.
- (g) Home occupation, as defined in this chapter.
- (h) Manufactured home, Class A and Class B.
- (i) Natural area.
- (j) Pet, farm.
- (k) Pet, household.
- (l) Public utility lines, other; public utility lines, water and sewer.
- (m) Telecommunications tower, attached.
- (n) Veterinary practice, animal hospital.
- (o) Farm enterprise.
- (p) Sawmill, temporary.

**(q) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4)(i) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and all other applicable regulations:

- (a) Accessory structures greater than twelve hundred (1,200) square feet in area and/or eighteen (18) feet in height when part of an application requesting a rezoning or other use permitted by a special use permit from the board of supervisors.
- (b) Campground.

- (c) Bed and breakfast inn.
- (d) Park, unlighted.
- (e) Playground, unlighted.
- (f) Sawmill, temporary.
- (g) Structures over sixty-five (65) feet in height.
- (h) Telecommunications tower, freestanding.

**(i) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-28. - GB General Business.**

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Apartment as accessory use, maximum of two (2) per business structure.
- (b) Assembly of electrical, electronic devices, less than three thousand (3,000) square feet floor area.
- (c) Automotive, light truck, sales, service, rental and repair, excluding motor fuel sales.
- (d) Building material sales.
- (e) Business or trade school.
- (f) Cabinet shop, furniture, upholstery, craft industry of less than three thousand (3,000) square feet.
- (g) Cemetery.
- (h) Church.
- (i) Civic club.
- (j) Community center.
- (k) Conference or training center.
- (l) Crematorium.
- (m) Custom meat cutting, processing and sales (excluding slaughtering).
- (n) Day care center.

Small Wind Energy Zoning Ordinance Amendments

- (o) Equipment sales and service.
- (p) Financial services.
- (q) Fire, police, rescue facility.
- (r) Funeral home.
- (s) General store, convenience store without motor fuel sales.
- (t) Homeless shelter.
- (u) Hotel, motel.
- (v) Laundromat.
- (w) Library.
- (x) Medical care facility.
- (y) Motor vehicle rentals.
- (z) Office, administrative, business or professional.
- (aa) Park.
- (bb) Park and ride lot.
- (cc) Pet, household.
- (dd) Post office.
- (ee) Printing service.
- (ff) Public utility lines, other distribution or collection facility.
- (gg) Public utility lines, water or sewer.
- (hh) Radio station; excluding tower.
- (ii) Restaurant.
- (jj) Retail sales and services.
- (kk) School.
- (ll) Shopping center.
- (mm) Telecommunication tower, attached.
- (nn) Veterinary practice, animal hospital.
- (oo) Garden center.

(pp) School of special instruction.

**(qq) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area.
- (b) Boarding house.
- (c) Truck, trailer, heavy equipment sales, service, rental and repair.
- (d) Building greater than fifty (50) feet in height.
- (e) Contractors service establishment.
- (f) Farm machinery sales and service.
- (g) Feed and seed store and mill.
- (h) General store, convenience store with motor fuel sales.
- (i) Golf driving range, miniature golf and similar outdoor recreation.
- (j) Kennel, commercial.
- (k) Livestock market.
- (l) Mini-warehouse.
- (m) Outpatient mental health and substance abuse center.
- (n) Public utility plant, other.
- (o) Public utility substation.
- (p) Public utility plant, water or sewer.
- (q) Recreation establishment.
- (r) Recycling facility.
- (s) Service station.
- (t) Shooting range, indoor.
- (u) Telecommunication tower, freestanding.

- (v) Transition house.
- (w) Night club.
- (x) Stone engraving and sales.

**(y) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-29. - CB Community Business.**

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Apartment as accessory use, maximum of two (2) per business structure.
- (b) Assembly of electrical, electronic devices, less than one thousand two hundred (1,200) square feet floor area.
- (c) Automotive, light truck, sales, service, rental and repair, without motor fuel sales, less than two thousand (2,000) square feet.
- (d) Business or trade school.
- (e) Cabinet shop, furniture, upholstery, craft industry of less than one thousand two hundred (1,200) square feet.
- (f) Cemetery.
- (g) Church.
- (h) Civic club.
- (i) Community center.
- (j) Conference or training center.
- (k) Crematorium.
- (l) Custom meat cutting, processing and sales (excluding slaughtering).
- (m) Day care facility.
- (n) Financial services.
- (o) Fire, police, rescue facility.
- (p) Funeral home.
- (q) General, convenience store less than three thousand (3,000) square feet, without motor fuel

sales.

- (r) Homeless shelter.
- (s) Library.
- (t) Medical care facility.
- (u) Garden center.
- (v) Office, administrative, business or professional less than three thousand (3,000) square feet.
- (w) Park, unlighted.
- (x) Park and ride lot, unlighted.
- (y) Pet, household.
- (z) Post office.
- (aa) Printing service.
- (bb) Public utility lines, other.
- (cc) Public utility lines, water or sewer.
- (dd) Restaurant.
- (ee) Retail sales and services less than three thousand (3,000) square feet.
- (ff) Roadside stand.
- (gg) School.
- (hh) School of special instruction.
- (ii) Telecommunication tower, attached.

**(jj) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Assembly of electrical, electronic devices, greater than one thousand two hundred (1,200) square feet floor area.
- (b) Boarding house.
- (c) Truck, trailer sales, service, rental and repair with outside operations.

- (d) Building greater than thirty-five (35) feet in height.
- (e) Contractors service establishment.
- (f) Convenience store less than three thousand (3,000) square feet, with motor fuel sales.
- (g) Dwelling, single-family or two-family.
- (h) Farm machinery sales and service.
- (i) Feed and seed store and mill.
- (j) Golf course.
- (k) Golf driving range.
- (l) Kennel, commercial.
- (m) Public utility plant, other.
- (n) Public utility substation.
- (o) Public utility plant, water or sewer.
- (p) Recreation establishment.
- (q) Recycling facility.
- (r) Telecommunication tower, freestanding.
- (s) Transition house
- (t) Veterinary practice, animal hospital.
- (u) Mini-warehouse.
- (v) Stone engraving and sales.

**(w) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-30. - M-1 Manufacturing.**

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.
- (b) Automobile or mobile home assembling, painting, public garages, upholstery repairing,

- rebuilding, reconditioning, truck repairing or overhauling and tire retreading or recapping.
- (c) Cabinets, furniture and upholstery shop.
  - (d) Civic club.
  - (e) Contractor service establishment.
  - (f) Crematorium.
  - (g) Custom meat cutting, processing and sales.
  - (h) Day care center.
  - (i) Equipment sales and service.
  - (j) Feed and seed store and mill.
  - (k) Fire, police, rescue facility.
  - (l) Fruit processing and storage.
  - (m) Laboratory.
  - (n) Laundry, dry cleaning plant.
  - (o) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
  - (p) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
  - (q) Manufacturing, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semiprecious metals or stones, shell, straw, textiles, tobacco, wood, yarn and paint.
  - (r) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, food and tobacco products.
  - (s) Monument stone works.
  - (t) Park and ride lot.
  - (u) Pet, household.
  - (v) Public utility lines, other.
  - (w) Public utility line, water or sewer.
  - (x) Railroad facility.
  - (y) Recycling facility.

- (z) Retail sales and service incidental to any other permitted use.
- (aa) Telecommunication tower, attached.
- (bb) Truck terminal.
- (cc) Welding or machine shop.
- (dd) Wholesale business, storage warehouse.
- (ee) Wood preserving operation.

**(ff) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4) *Uses permissible special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter:

- (a) Airport.
- (b) Building material sales yard.
- (c) Cement manufacturing, concrete mixing plant, block plant and production of other concrete and asphaltic products.
- (d) Contractors' storage yard and/or rental of equipment commonly used by contractors.
- (e) Extractive industries and accessory uses including, but not limited to, the mining of minerals, the operation of oil and gas wells, and exploratory activities associated with extractive industry.
- (f) Fertilizer manufacturing.
- (g) Junkyards and automobile graveyards, provided the use is not within three hundred (300) feet of an existing dwelling.
- (h) Kennel, commercial.
- (i) Public utility plant, other.
- (j) Public utility substation.
- (k) Public utility plant, water.
- (l) Refining, processing or distribution of petroleum, petroleum products, natural gas and other forms of liquid fuel, aboveground.
- (m) Sawmill and planing mill, coal and wood yard.
- (n) Storage of bulk petroleum products.
- (o) Telecommunication tower, freestanding.
- (p) Use listed in subsection (3), if a manufacturing process is to take place outside.

(q) Use similar to (a) through (o) above.

(r) Slaughterhouse.

**(s) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-31. - M-L Manufacturing-Light.**

(3) *Uses permitted by right.* The following uses are permitted by right, subject to compliance with all approved plans and permits, development standards and performance standards contained in this chapter and with all other applicable regulations:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs, including the manufacture of small parts.
- (b) Business or trade school.
- (c) Cabinets, furniture and upholstery shop.
- (d) Civic club.
- (e) Conference or training center.
- (f) Crematorium.
- (g) Day care center.
- (h) Equipment sales and service.
- (i) Financial services.
- (j) Fire, police, rescue facility.
- (k) Flex-industrial use.
- (l) Homeless shelter.
- (m) Hotel, motel.
- (n) Laboratory.
- (o) Laundry, dry cleaning plant.
- (p) Manufacture of musical instruments, toys, novelties, rubber and metal stamps.
- (q) Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or gas.
- (r) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet

soap, toiletries, food and tobacco products.

- (s) Monument stone works.
- (t) Offices, administrative, business or professional.
- (u) Park and ride lot.
- (v) Pet, household.
- (w) Post office.
- (x) Printing service.
- (y) Public utility lines, other.
- (z) Public utility lines, water or sewer.
- (aa) Research, experimental, testing or development activity.
- (bb) Retail sales and service incidental to any other permitted use.
- (cc) Telecommunication tower, attached.
- (dd) Veterinary service; animal hospital.
- (ee) Wholesale business, storage warehouses.

**(ff) Wind Energy System, Small provided the height is 75 feet or less (refer to use limitations in Subsection 10-41(19)).**

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Airport.
- (b) Farm machinery sales and service.
- (c) Feed and seed stores and mill.
- (d) Kennel, indoor.
- (e) Mini-warehouse.
- (f) Motor vehicles rentals.
- (g) Recreation establishment.
- (h) Recycling facility.
- (i) Public utility plant, other.
- (j) Public utility substation.

(k) Public utility plant, water or sewer.

(l) Shooting range, indoor.

(m) Telecommunication tower, freestanding.

**(n) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

(n-o) Use listed in subsection (3), if a manufacturing process is to take place outside.

(o p) Use similar to (a) through (m) above.

**Sec. 10-32. - PUD-TND Planned Unit Development-Traditional Neighborhood Development District.**

(b) *Permitted Neighborhood Center Uses by Category:*

1. *Commercial uses.*

a. Retail Sales and Services including, convenience stores and general stores without fuel sales.

b. Restaurants and Outdoor seating (see section 10-32(3)(c)).

c. Financial Institutions.

d. Hotels and Motels.

e. Office, administrative, business or professional.

f. Medical Care Facility.

g. Day Care Center.

h. Funeral Home.

i. Conference or training center.

j. Public or private parking structures, areas, and lots that are accessory to any permitted or permissible commercial, residential, civic, institutional or open space use.

k. Church.

l. Laundromat.

2. *Residential uses.*

a. Single-family attached dwellings, including duplexes, townhouses, row houses;

b. Multifamily dwellings, including senior housing;

- c. Residential units located on upper floors above commercial uses; Live/work units that combine a residence and the resident's workplace;
  - e. Nursing Home, Congregate Care Facility, and assisted living facilities;
  - f. Household pets.
3. *Civic or institutional uses.*
- a. Municipal offices, fire stations, libraries, museums, community meeting facilities, community centers, and post offices;
  - b. Transit shelters;
  - c. Church;
  - d. School
  - e. Civic club
4. *Open space uses.*
- a. Square
  - b. Plaza
  - c. Park
  - d. Green
  - e. Ballfields and playgrounds

(c) *Neighborhood Center Uses permitted by special use permit.* Any of the following uses may be allowed in conjunction with a permitted commercial use subject to approval of a special use permit filed as part of the initial development plan at the time of rezoning; however, the board of supervisors may impose conditions on such uses even if approved as part of the initial development plan.

1. Drive-through windows serving or associated with permitted uses provided such facilities are located at the rear of the principal structure and do not conflict with pedestrian travel ways. In no case shall the drive through lane or window abut or face a public street.
2. Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a travelway.
3. Individual buildings over twenty thousand (20,000) total square feet in size, or greater than ten thousand (10,000) square feet floorplate.
4. Fuel sales with pumps located at the rear of the associated retail structure and which do not conflict with pedestrian travel ways or interrupt street frontage. In no case shall the gas pump canopy abut a public street.

**5. Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

(d) *Additional provisions for neighborhood center uses:*

1. Ground floor residential is not permitted in Mixed Use Buildings.
2. Notwithstanding other buffer, landscaping and screening requirements of this chapter, outside storage areas for materials, equipment or trash are accessory uses, may not exceed forty (40) percent of ground floor building area, must be located in side or rear yards adjacent to the principal building, and must be screened from view of adjacent streets or adjacent land.
3. Outdoor seating areas must have a minimum sidewalk width of five (5) feet. between the limits of the outdoor seating area and the roadway edge of the sidewalk

**Sec. 10-33. - PIN Planned Industrial.**

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter:

- (a) Airport.
- (b) Farm machinery sales and service.
- (c) Feed and seed store and mill.
- (d) Kennel, indoor.
- (e) Motor vehicles rentals.
- (f) Public utility plant, other.
- (g) Public utility plant, water or sewer.
- (h) Recreation, commercial.
- (i) Recycling facility.
- (j) Shooting range, indoor.
- (k) Telecommunication tower, freestanding.

**(l) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

(† m) Use listed in subsection (3), if a manufacturing process is to take place outside.

(Ⓜ n) Uses similar to (a) through (l) above.

**Sec. 10-34. - PUD-COM Planned Unit Development-Commercial District.**

(4) *Uses permissible by special use permit.* The following uses may be permitted by the board of supervisors as special uses, subject to the requirements of this chapter and with all other applicable regulations:

- (a) Assembly of electrical, electronic devices, greater than three thousand (3,000) square feet floor area.
- (b) Building greater than fifty (50) feet in height.
- (c) Convenience store with gasoline sales.
- (d) Dwelling unit.
- (e) General store, convenience store with motor fuel sales.
- (f) Golf driving range, miniature golf and similar outdoor recreation.
- (g) Kennel.
- (h) Mini-warehouse.
- (i) Mobile home, Class A or B.
- (j) Motor vehicles rentals.
- (k) Public utility plant, other.
- (l) Public utility plant, water or sewer.
- (m) Public utility substation.
- (n) Public water or sewer treatment plant.
- (o) Recycling facility.
- (p) Service station.
- (q) Telecommunication tower, freestanding.

**(r) *Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).***

(r s) Other use types that are not listed above and that are determined to be appropriate and compatible with the proposed development and surrounding uses may be specifically approved in concurrent rezoning and special use permit applications or in a subsequent special use permit application.

**Sec. 10-36. - PMR Planned Mobile Home Residential Park.**

(4) *Uses permissible by special use permit.*

- (a) New Planned Mobile Home Residential Park-PMR.
- (b) Existing Planned Mobile Home Residential Park-PMR.
- (c) Retail convenience sales subject to subsection (7).
- (d) Service facilities such as laundries, storage areas, recreation facilities.
- (e) Expansion of existing PMR may be permitted when both existing and expansion portions comply with subsection (2).

**(f) Wind Energy System, Small provided the height is 100 feet or less (refer to use limitations in Subsection 10-41(19)).**

**Sec. 10-41. - Supplemental district regulations.**

(19) Wind Energy Systems, Small.

(a) Special definitions for this subsection.

Hybrid system: An energy system that uses more than one technology to produce energy or work (for example a wind-solar system).

Small wind energy system: A wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics that has a maximum power of at most 50kW, which will be used primarily to reduce on-site consumption of utility power.

System height: With regard to a small wind energy system, the height above grade of the tower plus the blade length.

Tower: With regard to the small wind energy system, the structure on which the small wind energy system is mounted.

Tower height: With regard to the small wind energy system, the height above grade of the fixed portion of the tower, excluding the wind turbine itself.

Turbine: The parts of the small wind energy system including the blades, generator and tail.

(b) Siting requirements. Prior to obtaining a zoning permit for the siting and construction of all small wind energy systems regulated by this article, the following requirements shall be met:

(1) Small wind turbines must have a certification of approval under any small wind certification program recognized by the American Wind Energy Association.

(2) Small wind energy towers shall maintain a galvanized steel finish, unless Federal Aviation Administration ("FAA") standards require otherwise. The zoning administrator may require a

scaled drawing or photograph of a small wind energy system of the same model that is the subject of the landowner's application adjacent to a building or some other object illustrating scale (e.g., manufacturer's photograph).

(3) Small wind energy systems shall not be artificially lighted unless required by the FAA or appropriate authority.

(4) No tower shall have any sign, writing, or picture that may be construed as advertising.

(5) Small wind energy systems shall comply with provisions of Montgomery County Code Chapter 7, Article IV, Noise.

(6) The applicant shall provide evidence that the proposed height of the small wind energy system tower does not exceed the height recommended by the manufacturer or distributor of the system. (e.g., manufacturer's photograph, Certification, etc.)

(7) The applicant shall certify that they will comply with the utility notification requirements contained in the Virginia Net Energy Metering Law and accompanying regulations (20 VAC 5-315-30), unless the applicant intends, and so states on the application, that the small wind energy system will not be connected to the electricity grid.

(8) The applicant will provide information demonstrating that the small wind energy system will be used primarily to reduce on-site consumption of electricity. Whether or not the applicant is participating in the net energy metering program, the applicant will be required to meet the liability insurance coverage requirements set forth in 20 VAC 5-315-60.

(9) The minimum distance between the ground and any protruding blades utilized on a small wind energy system shall be 15 feet, as measured at the lowest point of the arc of the blades. The lowest point of the arc of the blade shall also be ten feet above the height of any structure within 150 feet of the base. The supporting tower shall also be enclosed with a six-foot tall fence, and the base of the tower shall not be climbable for a distance of 12 feet.

(10) The small wind energy system generators and alternators should be constructed so as to prevent the emission of radio and television signals. The applicant should correct any signal disturbance that is identified within 90 days.

(c) Setbacks.

(1) The small wind energy system shall be set back a distance at least equal to 110 percent of the height of the tower plus the blade length from all adjacent property lines; and

(2) The small wind energy system shall be set back a distance equal at least to 150 percent of the tower height plus blade length from any dwelling inhabited by humans on neighboring property and from overhead power lines; and

(3) No portion of the small wind energy system, including guy wire anchors, may extend closer than ten feet to the property line; and

(4) Small wind energy systems shall meet all setback requirements for primary structures for the zoning district in which the small wind energy system is located in addition to the requirements set forth above.

(d) Federal and state requirements.

(1) Compliance with Uniform Statewide Building Code and the National Electric Code: Small wind energy systems must comply with applicable regulations of the Uniform Statewide Building Code and the National Electric Code.

(2) Compliance with FAA Regulations: Small wind energy systems must comply with applicable regulations of the FAA, including any necessary approvals for installations close to airports. Documentation of compliance may be required by the Zoning Administrator prior to issuance of a zoning permit.

(3) Compliance with regulations governing energy net metering: Small wind energy systems connected to the utility grid must comply with Virginia Administrative Code 20 VAC 5-315: Regulations Governing Net Energy Metering, if applicable.

(e) Removal of defective or abandoned wind energy systems.

(1) Any wind energy system found to be unsafe by the zoning administrator, after consultation with the building official, shall be repaired by the owner to meet federal, state and local safety standards or removed within thirty (30) days.

(2) Any wind energy system that is not operated for a continuous period of twenty-four (24) months shall be considered abandoned and the owner of the system shall remove the turbine within ninety (90) days of receipt of notice from the county instructing the owner to remove the abandoned wind energy system.