

March 29, 2023

DW, LLC  
2050 Roanoke St.  
Christiansburg, VA 24073

Brea Hopkins, Director  
Montgomery County Planning and GIS Services  
755 Roanoke St., Suite 2A Christiansburg, VA 24073

RE: Tax Map # 080-5-1 AFD-7 Withdrawal Request

Dear Brea:

Please accept this correspondence as a formal request to withdraw the above referenced parcel from the AFD-7 District. Intentions are to convert this property to an RV Park for short term transient recreational vehicles.

As previously mentioned in a meeting with you and your Staff, the planning of the RV Park will maintain approximately 50 percent of the site as wooded open space with hiking trails, riparian buffers, wetland preservation, and stormwater management Best Management Practices.

The proposed project will be in keeping with the current designation of "Resource Stewardship" as defined in the Montgomery County 2025 Comprehensive Plan. The property is currently zoned A-1 Agriculture and this zoning is not proposed to be changed to accommodate the proposed RV Park. As required by the A-1 District Regulations, a Special Use Permit will need to be approved prior to operation.

Following the County Ordinance's procedure for requesting removal from the AFD-7 District, below is provided the justification for withdrawal. In particular, the five requirements needed to be met are repeated below with appropriate responses.

**Sec 2-150 Withdrawal - Requirements; By Landowner Request**

1. Any landowner may file written notice of termination with the board of supervisors in accordance with section 15.2-4314 of the Code of Virginia, 1950, as amended. After recommendations are received from the advisory committee and the planning commission and a public hearing held before the board of supervisors, they may allow the landowner to withdraw his property from the district "for good and reasonable cause shown."
2. In order to establish "good and reasonable cause shown," any request by a landowner to withdraw his property from a district must meet each of the

following five (5) criteria. (It is assumed that the withdrawal is for the intent of changing the property's present land use.)

1. The proposed new land use will not have an adverse effect upon farming and forestry operations in the remaining balance of the district or in any other nearby district; The parcel being requested for removal from the AFD-7 District is not contiguous to the remainder of the District. The subject parcel is located approximately 0.39 miles from the nearest boundary of the remaining portions of the District. The relative distance and the proposed future use will not have an adverse impact on the remaining District. The parcel requested for removal is currently zoned Agriculture and it is not being requested that the property be rezoned from Agriculture. In addition, the property is identified in the current County 2025 Comprehensive plan as "Resource Stewardship." No request for change of the Comprehensive Plan designation is requested.
2. The proposed new land use is in compliance with the comprehensive plan; The proposed use of this property as a Campground, more specifically an RV Campground, is in keeping with the Resource Stewardship Planning and Land Use Policy PLU 1.2.1.a. which identifies one of the preferred land uses in this area designation as outdoor recreation.
3. The proposed new land use is in the public interest of the county (i.e., promotes the health, safety or general welfare of the public) and not solely to serve the private interests of the landowner requesting withdrawal; The proposed use as a campground is in keeping with promoting the public interest in the County.
  1. The proposed land use will preserve natural areas such as woodlands, provide stream protection, and include wetland preservation.
  2. The proposed land use will provide economic opportunities to the surrounding business community. Short term RV camping on this site will increase the use of local restaurants and retail establishments such as grocery stores, department stores, and fueling stations.
  3. The proposed use will provide accommodations to the traveling public. Many of the prospective users of the RV campground will be traveling to Montgomery County to visit not only tourism related initiatives, but also, those people coming to attend recreational and cultural activities throughout the New River Valley. These include sporting events (little league baseball tournaments, aquatic center tournaments, college and university games and tournaments), college and university graduations, and local arts and cultural festivals.
  4. The proposed Campground will also provide, as identified by local VDOT representatives, a place for the travelling public to park for the night in a safe and sanitary environment. Currently, the places for

Recreational Vehicles to stop for the night are limited as can be observed by the number of vehicles parked for the night in shopping center parking lots that are not secure and provide no sanitary facilities.

5. The use and proposed location for the Campground, in addition to generating revenue for the local governments and business community, will have minor negative impacts on public facilities such as roads.
6. The proposed use will also provide outdoor recreational activities for the local community. This includes overnight camping, hiking, educational interpretive activities, and other minor outdoor activities.
4. The new land use is being proposed because of special manmade or natural features of the land in question, such as proximity to a railroad mainline for a warehouse use or the existence of land containing high quality, high output natural springs for a brewery use; The proposed RV campground is uniquely situated adjacent to Exit 118C along Interstate 81. This location provides for easy access to the facility without placing an undue burden on the locally maintained road systems. In addition, the topography of the site will allow development of the campground to be contained with its own "viewshed." Minimal visual and noise related impacts will be realized from outside the proposed project area.
5. The proposed new land use was not anticipated by the landowner at the time he or she placed their property in the district. However, there has been a change in conditions or circumstances since that time. This property was placed in the AFD District by the previous Owner. Unidentified circumstances have caused the previous Owner to sell the property.
3. A withdrawal from a district, either by request of the landowner or by inheritance, shall either encompass the entire tract or parcel as listed on the current land books, or the property to be withdrawn shall be surveyed and recorded with the clerk of the circuit court prior to the initiation of withdrawal action by the landowner. The entire parcel is requested to be removed from the AFD-7 District.

Your consideration of this request is appreciated. If any additional information is needed to support this request, please let us know. Please let this letter also serve to allow you to correspond with Michael Gay, our Project Consultant.

Cordially,



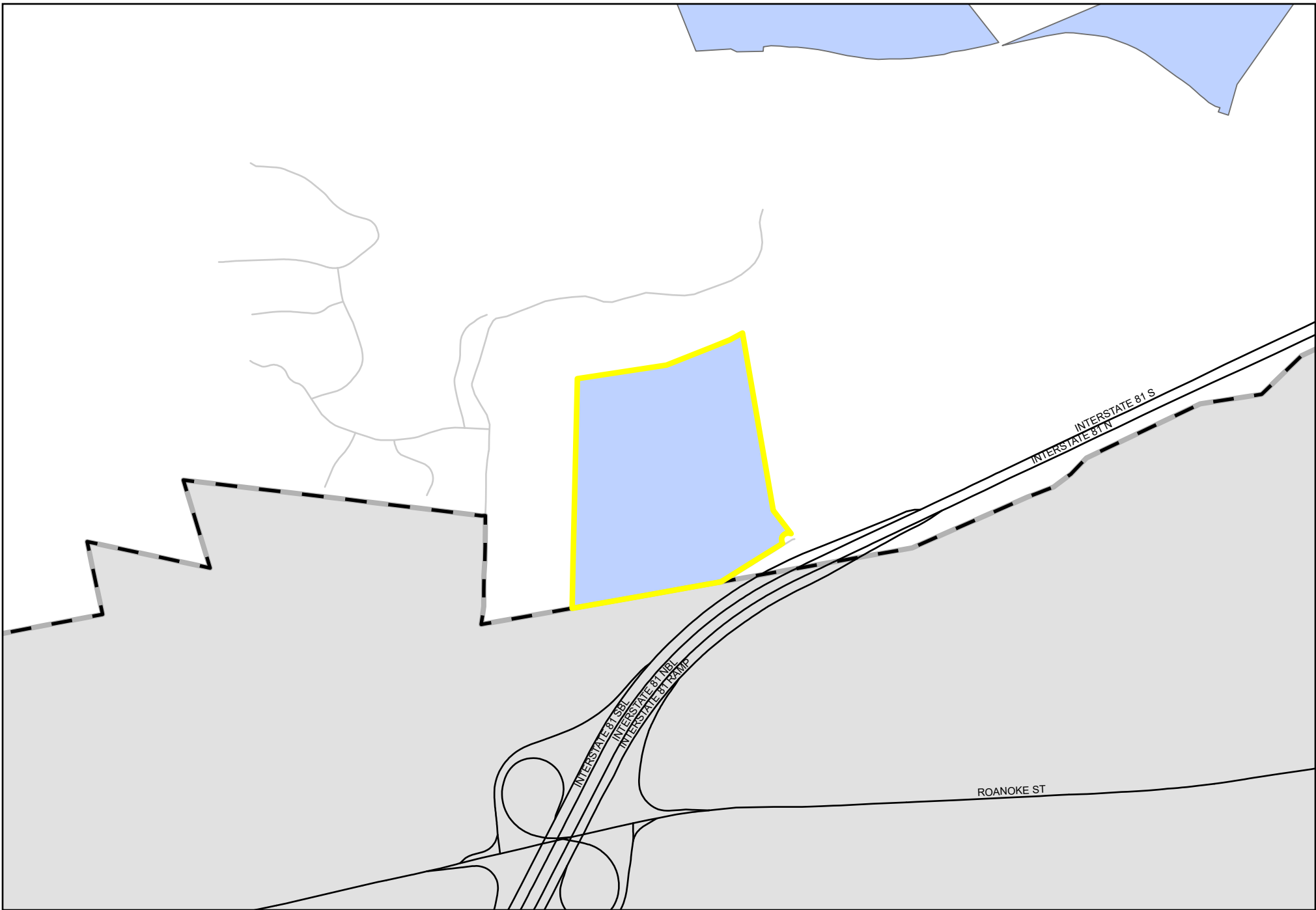
Gary Duncan





DW, LLC



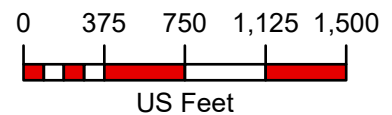
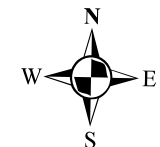
Ernie Woods

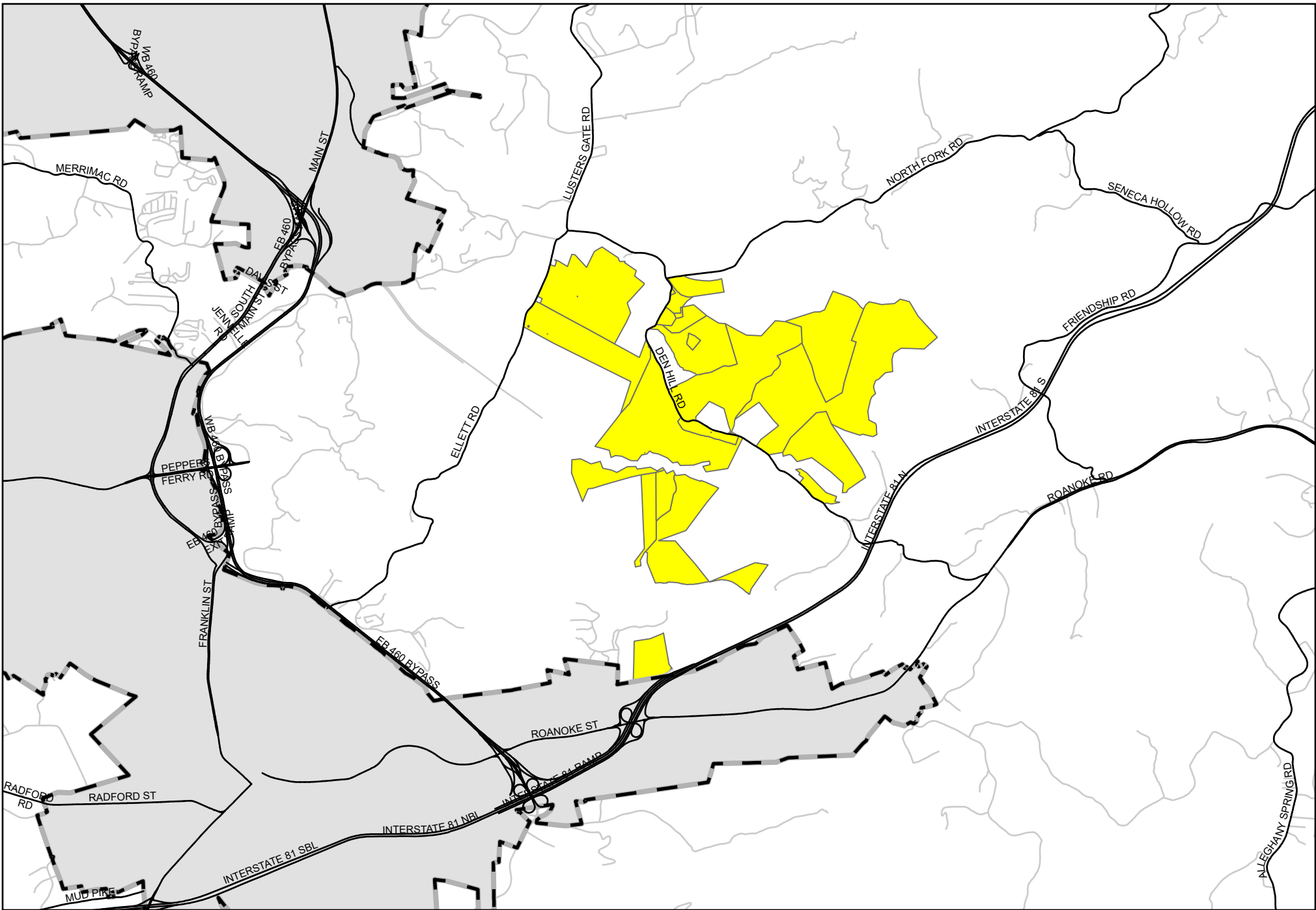
DW, LLC






-  Subject Parcel
-  Major Roads
-  Roads
-  AFD 7

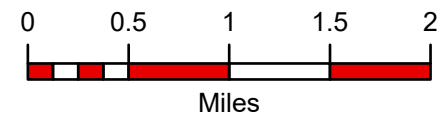
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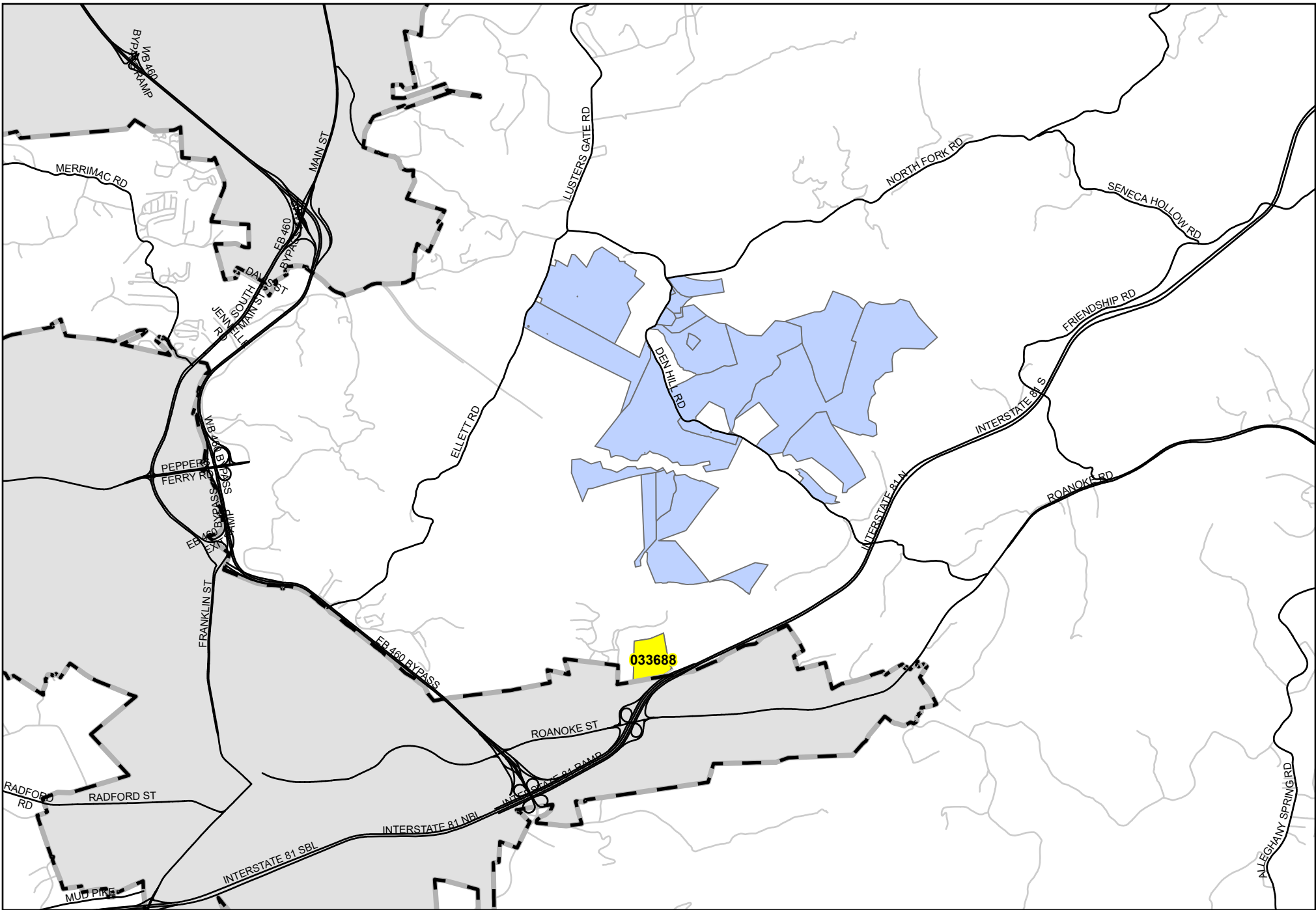








- Legend**
-  Major Roads
  -  Roads
  -  AFD 7

# AFD 7





Legend

-  Major Roads
-  Roads
-  Parcel Requested to be Withdrawn
-  AFD 7

# AFD 7

