

### Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

- Rezoning       Rezoning & Special Use Permit       Special Use Permit

Owner/Applicant Information: (Use current mailing/contact information for all property owners. An additional sheet may be attached for multiple owners.)

Property Owner: ROBERT & CHARLOTTE APGAR      Agent: JMB INVESTMENT COMPANY LLC

Address: N/A VACANT LAND      Address: 325 ERIN DRIVE

Phone 1: 2293 GREEN HILL LANE      Phone 1: 865-200-4770

Phone 2: ELLISTON, VA 24087      Phone 2: \_\_\_\_\_

Email: \_\_\_\_\_      Email: AARON@SCHAADBROWN.COM

Location of Property/ Site Address: INTERSECTION OF US ROUTE 11 & GREEN HILL LANE

Legal Record of Property: Total Area: 1.281 Acres <sup>OF 7.121 ACRE LOT</sup> Magisterial District: SHANESVILLE

Parcel ID: 47-A-32      Tax Parcel Number(s): 000839

Rezoning Details: Current Zoning District: GB-1/A      Requested Zoning District: GB-1/A  
CONDITIONAL USE

Desired Use(s): DOLLAR GENERAL  
Change in proffers

Special Use Permit: Current Zoning District \_\_\_\_\_ Total Area/Acres: \_\_\_\_\_

Desired Use(s): \_\_\_\_\_

Comprehensive Plan Designation: VILLAGE EXPANSION

Traffic Impact Analysis Required:  Yes (payment enclosed)       No

*I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.*

Robert M. Apgar  
Charlotte R. Apgar  
Property Owner(s) Signature      Date

[Signature]      10-9-15  
Agent's Signature      Date

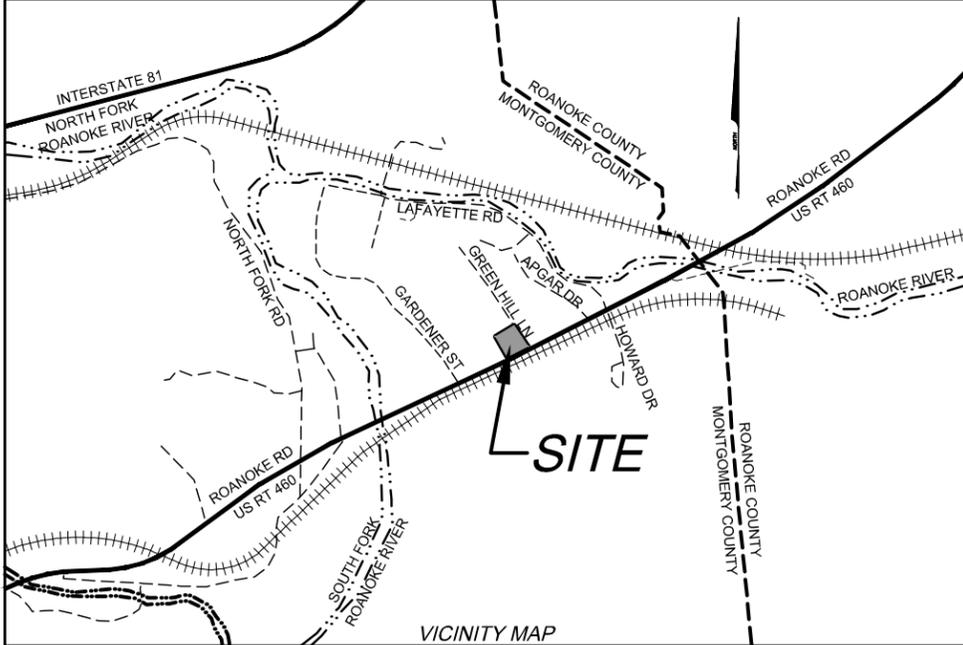
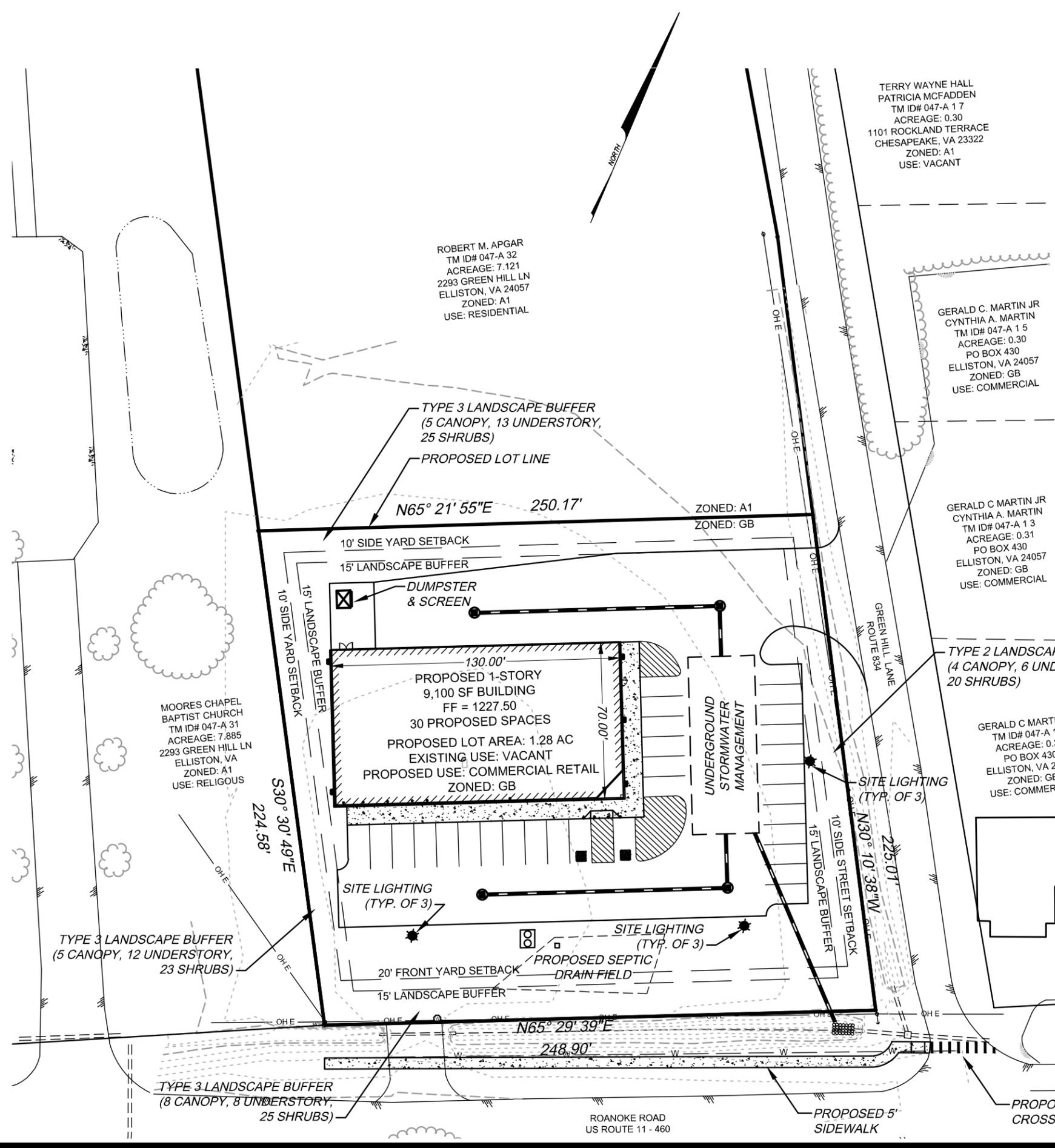
Date Received: \_\_\_\_\_

FOR OFFICE USE ONLY

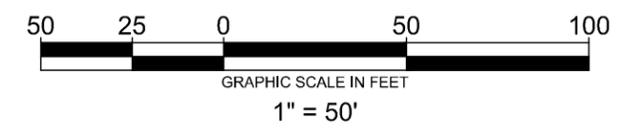
Application Number: 22-2015-13421

Traffic Impact Analysis and Payment Received:  Yes  No      Date Submitted to VDOT: \_\_\_\_\_

Nov 03, 2015 - 11:17am \\DATA01\Projects\2015\20150859\CAD\dwg\Site.dwg



- PROPERTY NOTES:**
- SITE & OWNERS: ROBERT M. APGAR  
SITE ADDRESS: TBD  
ELLISTON, VA 24057
  - DEVELOPER: JMB INVESTMENTS COMPANY, LLC.  
CONTACT: AARON DICKENSON  
ADDRESS: 325 ERIN DRIVE  
KNOXVILLE, TN 37919  
PHONE: 865.200.4771  
EMAIL: AARON@SCHAADBROWN.COM
  - SITE PROPOSED USE: COMMERCIAL RETAIL
  - SITE ZONED: GB  
SITE PROPOSED ZONE: GB
  - PROPOSED PARKING: 30 SPACES
  - EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT NO DIRECT ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE SHARED WITH A RESIDENTIAL DISTRICT.
  - THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS SHOWN ON COMMUNITY-PANEL MAP #51121C0177C DATED SEPTEMBER 25, 2009.



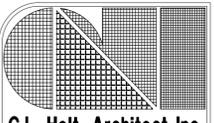
**HURT & PROFFITT**

2524 LANGHORNE ROAD  
LYNCHBURG VA 24501  
800.242.4906 TOLL FREE  
434.847.7796 MAIN  
434.847.0047 FAX

ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

CONCEPT DEVELOPMENT DRAWING  
FOR  
**DOLLAR GENERAL**  
ELLISTON, VIRGINIA

PROJECT NO.	20150859
LAT.	
LONG.	
DATE:	10/16/2015
DRAWN BY:	RKW
CHECKED BY:	PSB



C.L. Helt, Architect Inc.

1136 Greenwood Cliff  
Charlotte, NC 28204

Ph. 704-342-1686  
Fx. 704-343-0054  
E-MAIL CHELHELT@CLHELT.COM

ARCHITECT'S PROJECT # 15176

Project #  
**DOLLAR GENERAL**  
FOR  
JMB INVESTMENT CO.  
U.S. ROUTE 11  
ELLISTON, VA  
DESIGN BASED ON 2015 PROTOTYPE CRITERIA SET PLAN 'D'

Sheet Description :  
**ELEVATIONS/  
EXTERIOR FINISH  
SCHEDULE**

Seal 07/20/15

THIS DRAWING AND ITS COPIES ARE THE COPYRIGHT OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF C. L. HELT ARCHITECT INC. AND OR TIMOTHY JOHNSTON, ARCHITECT

Drawn By :  
**M. BENITEZ**

Checked By :  
**D. MYERS**

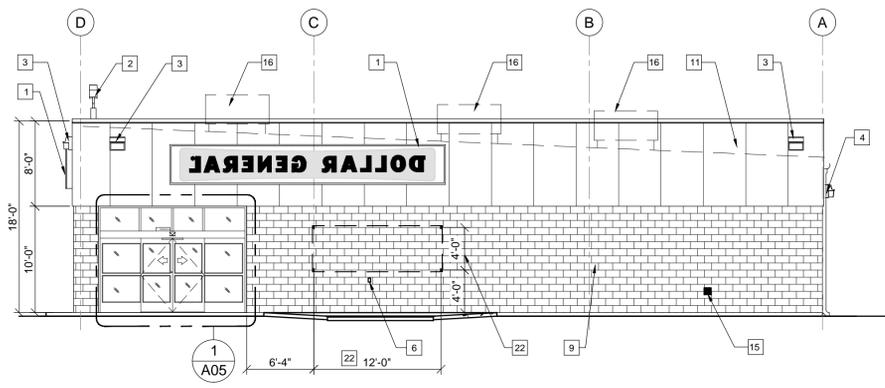
Revisions :  
①  
②  
③

Date :  
**11-6-15**

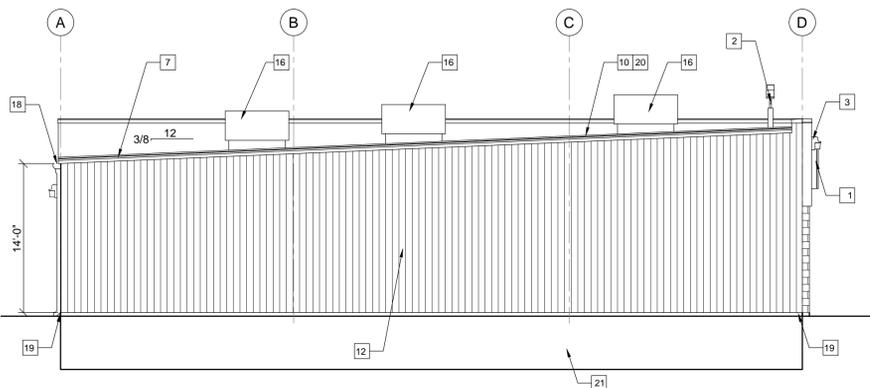
Sheet No.  
**A02**

**ELEVATION KEYED NOTES**

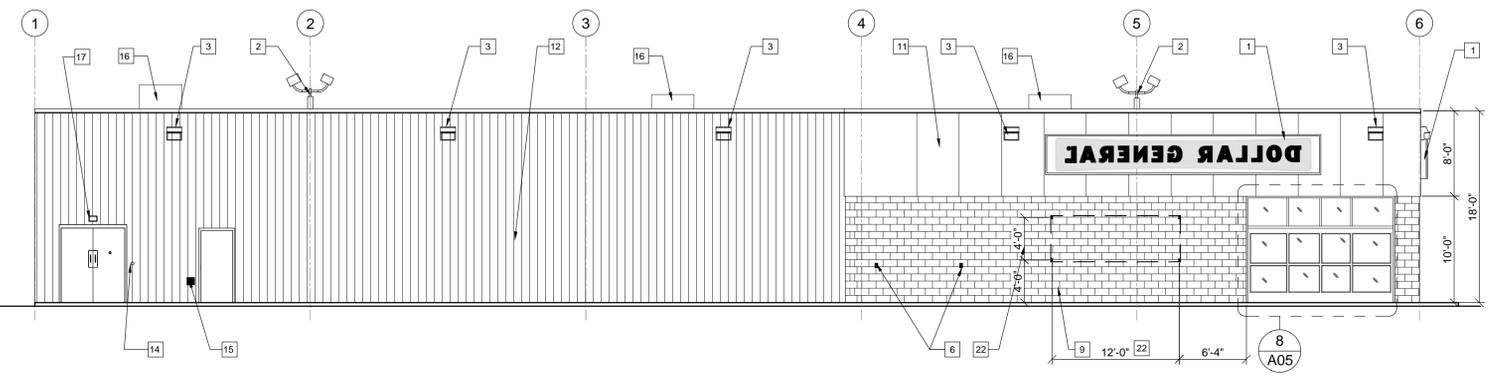
- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 2 BI-DIRECTIONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 WALL PACK. 16'-6" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 5 WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
- 6 RECEPTACLE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 TRIM - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 8 GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 9 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
- 10 STANDING SEAM METAL ROOF. GALVALUME FINISH.
- 11 PRE-FINISHED METAL WALL PANELS, REVERSE RIB PROFILE. SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 12 PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
- 13 VENT FOR BATHROOM EXHAUST. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 14 DOOR BUZZER. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 15 WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
- 21 PAINT EXPOSED FOUNDATION WALL TO MATCH METAL PANEL.
- 22 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY, TOTAL OF 8 BOLTS.



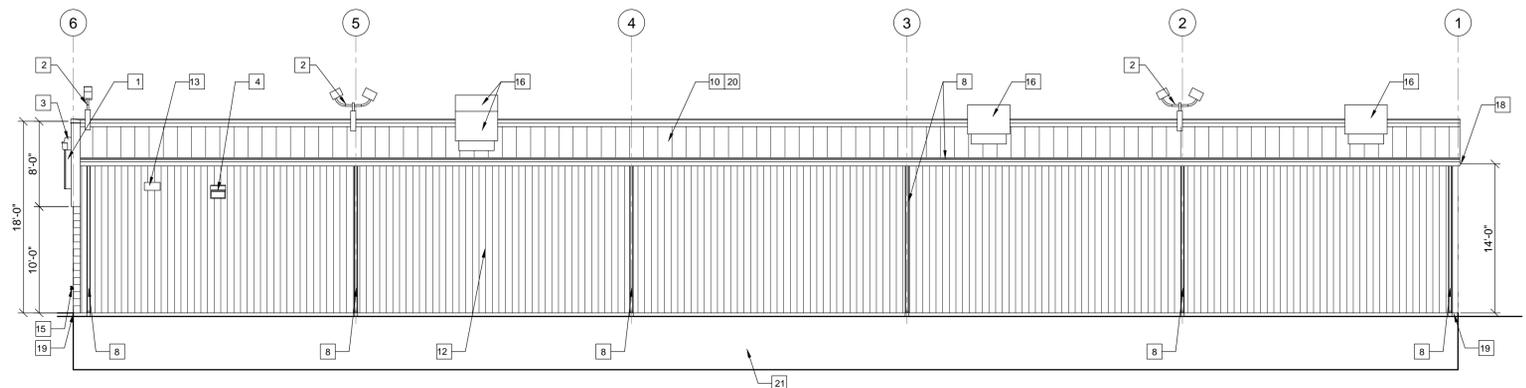
1 LEFT ELEVATION  
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



3 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



4 REAR ELEVATION  
SCALE: 1/8"=1'-0"



# Schaad Brown

REAL ESTATE BROKERAGE & MANAGEMENT

REZONING APPLICATION  
FOR

JMB INVESTMENT COMPANY LLC

US 11/460 AT GREEN HILL LANE

A 1.28 AC PORTION OF TAX MAP ID#047-A-32

October 19, 2015

Prepared by: Aaron Dickenson, JMB Investment Company LLC.

325 Erin Drive  
Knoxville, TN 37919  
Phone: 865-200-4770 Fax: 865-200-4771

**JMB – GREEN HILL LANE**  
**COMPREHENSIVE PLAN JUSTIFICATION**

The property described in the rezoning application is a proposed 1.28 acre tract and is part of Tax Map ID#047-A-32 consisting of 7.121 acres. This parcel is currently owned by Robert and Charlotte Apgar and is under contract with JMB Investment Company LLC. The parcel is currently vacant land with Moore's Chapel, Zoned A1, to its southwest and three parcels to the East across Green Hill Lane all zoned GB.

Currently, 65,000 square feet of the front of the 7.121 acre parcel are zoned GB; however, the only approved uses are automotive, light truck sales, service, rental and repair. This application requests that 1.28 acres of the property (as shown on the concept plan) be rezoned entirely to General Business to allow for a Dollar General store. This store will be 9,100 square feet and would create approximately 8 to 10 new jobs for the area.

The property resides in the Elliston/Lafayette Village area (designated for village expansion) and the requested zoning change to GB is consistent with the Montgomery County Comprehensive Plan and the Elliston/Lafayette Village Plan which designates this area as planned light industrial/commercial. According to the Comprehensive Plan, "Village Expansion areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential *and employment uses.*"

This piece of property is also located within the Lafayette Route 11/460 Corridor Plan. According to the plan, 3 key issues emerged as considerations that need to be strongly considered for development along the corridor:

1. Support economic development opportunities
2. Improve the safety of route 460 for all users
3. Maintain or enhance the scenic quality of the corridor

The proposed rezoning is justified by supporting all 3 of these issues in the following way:

1. Support economic development opportunities
  - a. Dollar General will employ approximately 8 to 10 people while also enlarging the tax base
2. Improve the safety of route 460 for all users
  - a. The proposed development utilizes existing traffic controls (deceleration lane off of 460 onto Green Hill Lane as well as a median cut off of 460 onto Green Hill Lane). The development will also provide a cross walk across Green Hill and a walk-way/sidewalk for bicycle and pedestrian traffic.
3. Maintain or enhance the scenic quality of the corridor
  - a. The elevations maintain the surrounding design characteristics of the area and closely resemble the Rowe Furniture facility, facilities in the Elliston-Lafayette Industrial Park and the building across the street on Green Hill Lane.
  - b. Enhanced landscaping and buffering has also been included along the property as well as along the proposed walk-way/sidewalk

## Comprehensive Plan Conformance

All of the items stated below are in direct conformance with the Montgomery County Comprehensive Plan:

- 1) PLU 1.6 – This property is located within the designated Village Expansion area.
- 2) PLU 1.6.3a – This is an opportunity to provide compatible expansion of an employment use as specifically mentioned.
- 3) PLU 1.6.3b – This is an appropriate non-residential/community use.
- 4) PLU 1.6.4 – The current design as shown on the conceptual plan and architectural elevations are consistent with the development pattern of the buildings and business along US 11/460 including Rowe Furniture as well as the businesses in the Elliston/Lafayette Industrial Park. Most of the buildings from the Industrial Park to Green Hill Lane are a combination of block and pre-engineered building systems very similar to Dollar General's construction. In addition to the similarities of the building along this highway, provisions have been made to include safe pedestrian access as described in this section.
- 5) PLU 1.6.5a – Public water service will be utilized for this development.
- 6) PLU 1.6.5c – Provisions for a safe pedestrian environment have been made with the inclusion of a walk-way/sidewalk and installation of a cross walk across Green Hill Lane.
- 7) PLU 1.7.4c – Safe pedestrian access will be provided.
- 8) PLU 1.7.4d – Setbacks will be adhered to.
- 9) PLU 1.7.5a – Public water will be utilized for the development.
- 10) PLU 1.7.5c – Access to the property will be off of Green Hill Lane.
- 11) PLU 1.7.5d – The design will accommodate pedestrians via the new walkway/sidewalk.
- 12) PLU 1.7.5e – Stormwater design will meet all of the requirements of the village and county.
- 13) PLU 2.1(1) – The development is located within the Village expansion area
- 14) PLU 2.1(2) – The development will be served by public water
- 15) PLU 2.1(3) – The development will be accessed off of Green Hill Lane and comply with the permit (when received) from VDOT.
- 16) PLU 2.1(4) – A concept development plan has been provided showing all road, walkways, trails, landscaped area, etc.
- 17) ENV 1.5 – The development will utilize BMP's to maintain water quality.
- 18) ENV 5.6 – The development will provide stormwater management.
- 19) ENV 6.5 – The development will maintain pre-development drainage patterns.
- 20) ENV 7.0 – The development will manage stormwater and erosion to maintain/enhance human health and safety.
- 21) TRN 1.3.5 – Pedestrian facilities in the form of a walkway/sidewalk will be provided via the concept plan.
- 22) TRN 1.4 – An existing deceleration lane will be utilized for traffic traveling west on US 11/460 and an existing median cut will be utilized for traffic turning onto green hill from the west to provide safe, orderly and efficient flow of traffic to and from the site.
- 23) UTL 1.3 – 1.3.2 – A private sewer system will be utilized and constructed to health Department standards.

- 24) UTL 4.0 – Stormwater will be managed properly to maintain and enhance human health and safety.

In addition to these items, elements of the development that also conform to the Elliston/Lafayette Village Area Plan are as follows:

- 1) ELV 1.1 – The proposed rezoning to GB is in accordance with the Comprehensive Plan
- 2) ELV 1.2 – The development is within the Village Expansion area
- 3) ELV 1.2.3 – 1.2.4 – The development falls within in area in the Lafayette Village Plan that has a future land use of Planned Light Industrial/Commercial. This area, as stated in the Elliston/Lafayette Village Plan, seeks to do the following of which the Dollar General will support:
  - a. Provide Opportunities to concentrate employment to keep working population in the village
    - i. Dollar General would bring new employment to the area
  - b. Typical uses would include nonresidential planned developments
    - i. Dollar General is a nonresidential development
  - c. Buffered from surrounding development by landscaped areas
    - i. Reference concept plan for buffered landscape areas
  - d. Vehicular, bicycle and pedestrian links should extend into the surrounding development
    - i. Reference concept plan for pedestrian and bicycle walkway/sidewalk
- 4) ELV 1.3 – The requested zoning is the same classification of 3 parcels directly across Green Hill Lane and technically the same classification as it already is – With the exception of the conditional nature of the zoning. It is consistent with the Comprehensive Plan, Village Plan and Corridor Plan for this area.
- 5) ELV 4.0 – The proposed rezoning and Dollar General Development promotes economic and workforce development while helping to support the needs of the community.
- 6) ELV 11.0 – The proposed rezoning and development plan includes the construction of a pedestrian/bicycle walkway that will be built so that future land development can easily connect.
- 7) ELV 12 – Public water will be utilized for this development.

The following address the Additional Rezoning Requirements in the rezoning application, some of these items have already been addressed while some are not applicable.

- a) The zoning district classification is consistent with the Comprehensive Plan, reference the Comprehensive Plan Conformance section of this document.
- b) The property is already zoned GB with conditions, this rezoning would simply lift the conditions in order to develop the Dollar General store.
- c) The property is already zoned GB with conditions, this rezoning would simply lift the conditions in order to develop the Dollar General store. There are 3 parcels immediately across the street zoned GB and owned by Gerald and Cynthia Martin. Rowe furniture is down the highway to the west, the industrial park is also down the highway to the west. There is a convenience store/deli to the east – all of these uses are similar in commercial nature or compatible with a Dollar General.

325 Erin Drive  
Knoxville, TN 37919  
Phone: 865-200-4770 Fax: 865-200-4771

- d) Water and power area available and a septic system is feasible on the property (see attached report from Southwest Soils). The surrounding community and businesses in the area provide an adequate population to support the business.
- e) An average Dollar General uses 1500 gallons of water per month.
- f) NA
- g) An average Dollar General location sees 75 cars per day. There is an existing median cut directly across from Green Hill Lane as well as a deceleration lane for traffic moving west on US 11/460 turning right onto Green Hill -- both of which will provide safe access for vehicular traffic to the property. Provisions have also been made to provide a walkway/sidewalk for pedestrian and bicycle traffic directly in front of the property, including a cross walk across Green Hill Lane. No through construction traffic will be present during construction.
- h) The conditional use for which the property was zoned was deemed not viable and subsequently not developed.
- i) The property is outside of any areas deemed agricultural or forest districts – the property is outside of the flood plain.
- j) The property is within the village expansion area and is designated as Planned light industrial/commercial. The Dollar General development would bring desired employment along with additional tax revenue.
- k) The proposed rezoning and Dollar General development could help support the needs of both commercial and residential growth in the community.
- l) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial).
- m) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial). The property is under contract for an amount that is at or above current market value.
- n) The proposed rezoning is consistent with the Comprehensive Plan as well as the Future Land Use designations of the Village of Elliston/Lafayette Plan (Planned light industrial/commercial). Assuming the Comprehensive Plan, Village of Elliston/Lafayette Plan and Corridor Plan have taken growth trends and changes into account – the proposed rezoning and Dollar General Development fit within the findings/parameters of these plans.
- o) NA
- p) The property is a vacant piece of land and no historical features are present. Properties across Green Hill Lane are zoned GB and, to my knowledge, do not represent buildings with historical significance. The proposed development, as seen on the concept plan, would offer additional landscaping bordering the proposed walkway as well as additional landscape buffers.



**MONTGOMERY COUNTY  
PUBLIC SERVICE AUTHORITY**

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

William H. Brown, Chairman  
Christopher A. Tuck, Vice-Chair  
Mary W. Biggs, Secretary-Treasurer  
Gary D. Creed, Member  
Matthew R. Gabriele, Member  
M. Todd King, Member  
Annette S. Perkins, Member

Robert C. Fronk, PE  
PSA Director

August 7, 2015

Mr. Aaron Dickenson  
Via email: [Aaron@schaadbrown.com](mailto:Aaron@schaadbrown.com)

RE: Availability No. 15-22  
2293 Green Hill Lane  
Proposed Commercial Development  
Tax Map No. 047-A 32  
Tax ID 000839  
Water/Sewer

Dear Mr. Dickenson:

Public water is available and sanitary sewer can be made available to this property at 2293 Green Hill Lane, Tax Map No. 047-A 32.

Public water service can be provided by connection to either the six-inch water line located along Roanoke Road or the six-inch water line located along Green Hill Lane adjacent to this property. The hydraulic grade line of the water system is 1426 feet MSL. Domestic water service will require means to reduce the domestic water pressure to 80 psi or less. A table providing facility fees per water meter size follows. Actual costs for the selected water meter(s) will be provided during the plan review process. Be advised that a separate fire service must be metered with cost of the meter installation also based upon actual costs to the PSA. Also be advised that a separate fire service is billed a monthly rate based upon meter size. It is your responsibility to install the service lines from the meter to the building under the provisions of the plumbing code. The installation and maintenance of the pressure-reducing valve shall be the property owner's responsibility.

Public sewer can be provided by a public sewer main extension of approximately 1,100 feet to this property from the public sewer main along the same side of Roanoke Road to the east of the subject property. Since this is a proposed non-residential facility, you will be required to complete and submit a non-residential sanitary sewer checklist prior to plan approval and to install a sampling manhole on the sewer lateral. The owner would be responsible for the cost of the public sewer main extension, public easements, highway permits, and any other associated requirements. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee.

*Please be advised that this property would discharge to the Elliston-Lafayette Regional Wastewater Collection and Treatment System which requires the installation of a septic tank on the subject property at the owner's expense. The owner would also be required to execute a User Agreement prior to discharging to this system.*

ADMINISTRATIVE OFFICES: (540) 381-1997  
BILLING & COLLECTIONS: (540) 382-6930  
FAX NO. (540) 382-5703

Page Two  
Mr. Aaron Dickenson  
August 7, 2015

A selection of water and sewer fees based upon water meter size is provided for your information:

Water Meter Size	Water Facility Fee	Sewer Facility Fee	Sewer Pump Station Facility Fee
5/8"	\$ 2,500.00	\$ 3,000.00	\$ 750.00
1"	\$ 6,250.00	\$ 7,500.00	\$ 1,875.00
1 1/2"	\$ 12,500.00	\$ 15,000.00	\$ 3,750.00
2"	\$ 20,000.00	\$ 24,000.00	\$ 6,000.00
3"	\$ 37,500.00	\$ 45,000.00	\$11,250.00

Please be advised that fire services are billed at a monthly rate according to the size of the service line. The fire service rates are as follows:

2" Meter/Service Line: \$32.00 / month      3" Meter/Service Line: \$60.00 / month  
4" Meter/Service Line: \$100.00 / month      6" Meter/Service Line: \$200.00 / month

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Additional comments will be provided upon receipt of the site development plans. Payment of the water and sewer facility fees for this development would be required prior to approval of the site plan.

The PSA must inspect the water and sewer laterals between the water meter and public sewer to the building. You should coordinate the inspection of these laterals with the PSA prior to installation.

Also be advised that this development must also meet all Montgomery County Planning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the development of this property.

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Connections are reserved by payment of facility and connection fees, provided service is currently available to the subject property.

If the owner wants to proceed with water or sanitary sewer service, please have your engineer contact me for details. ***This letter and stated fees are only valid to August 1, 2016.***

If you should have questions or need additional clarification of the above information, please call me at (540) 381-1997.

Sincerely,



Robert C. Fronk, PE  
PSA Director

cc: Montgomery Co. Planning Dept.