

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: DCI/Shires, Inc ^(CONTRACT PURCHASE) Agent: BALZER & ASSOCIATES
Address: PO Box 1259 Address: 448 PEPPERS FERRY RD
Bluefield, WV 24601 CHRISTIANSBURG, VA 24073
Phone 1: (304) 323-1996 Phone 1: (540) 381-4290
Phone 2: _____ Phone 2: _____
Email: robert@dcishires.com Email: ssemones@balzer.cc

Location of Property/ Site Address: McCoy Road (Intersection of Keister Branch Rd)

Legal Record of Property: Total Area: 9.6 Acres Magisterial District Rices Fork
Parcel ID: 014147, 014146, 016146 Tax Parcel Number(s): 051-54, 051-55, 051-56, 051-57

Rezoning Details: Current Zoning District: _____ Requested Zoning District: _____
Desired Use(s): N/A

Special Use Permit: Current Zoning District A1 Total Area/Acres: 9.6 ACRES
Desired Use(s): CONTRACTORS STORAGE YARD

Comprehensive Plan Designation: MIXED USE - 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.

[Signature] 11/1/14 [Signature] 11/1/14
Property Owner(s) Signature Date Agent's Signature Date

.....
Date Received: 11/3/14 FOR OFFICE USE ONLY Application Number: SU-2014-12471

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

**SPECIAL USE PERMIT APPLICATION
FOR**

DCI / SHIRES, INC

DCI / SHIRES, INC NEW FACILITY

**McCOY ROAD
TAX PARCELS #051-5 4, #051-5 5, #051-5 6, #051-5 7**

November 3, 2014

PREPARED FOR: DCI/SHIRES. INC.
P.O. Box 1259
Bluefield, WV 24701

PREPARED BY: BALZER & ASSOCIATES, INC.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073

DCI/SHIRES, INC SPECIAL USE PERMIT
COMPREHENSIVE PLAN JUSTIFICATION

The property described in the Special Use Permit application is currently zoned Agricultural – A1. The parcels requested for the Special Use Permit are designated as Tax Map ID #051-5 4, #051-5 5, #051-5 6, #051-5 7 and Parcel ID #014147, #014146, and #016146. The parcels are a total of approximately 9.6 acres. Parcels 051-5 4 and 051-5 5 are currently owned by Betty Robertson Payne and parcels 051-5 6 and 051-5 7 are owned by the Armsey Living Trust. All four properties are under the care of Ms. Betty R Payne Armsey. This parcel is currently vacant and is vegetated. The Special Use Permit is requesting a Contractor Storage Yard on the property.

The Montgomery County Comprehensive Plan and the Prices Fork Village Plan which designate this area as Village Expansion and Mixed Use. 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.” They are also areas that typically have public water and sewer available to them or can access these utilities through redevelopment.

The project proposes a 10,000 square foot building with a fenced storage area behind the building. The building would allow for DCI/Shires to have an office and some warehouse/storage here in Montgomery County. The rear storage area would allow them some additional room to store equipment and materials when they are between projects. They are headquartered out of Bluefield, WV but have a large presence in the site excavation and contracting business here in the New River Valley. They are a very well respected contractor and have worked on several significant projects over the last few years including, the Huckleberry Trail Expansion, The Edge Apartments, First and Main and multiple projects on the Virginia Tech campus. When complete, this facility will allow them to have a permanent location in Montgomery County and should have very little impact on the surrounding land owners.

The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.6** – The development is located within an area designated Village Expansion.
- 2) **PLU 1.6.3.b** – The development is not a large, big box commercial or industrial use.
- 3) **PLU 1.6.5a & PLU 1.7.5a,e** – The development will have public water and will provide stormwater management for any new development.
- 4) **PLU 1.7.3.b** – The small scale commercial use will be appropriate for the village expansion area and has additional buffers to help mitigate any potential negative impact.
- 5) **PLU 2.1a** – The development is located within an area designated Village Expansion.
- 6) **PLU 2.1b** – The development will be served by public water.
- 7) **PLU 2.1.g** – The development will have buffers along all uses with lower intensities.
- 8) **ENV 1.5** – The development will utilize BMP’s to protect water quality.
- 9) **ENV 3.2.4** – The development will minimize any negative effect on water quality.

- 10) *ENV 5.6* – The development will provide for stormwater management and is located in an area where public water service exists.
- 11) *ENV 7.0* – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Prices Fork Village Area** are the following:

PFV 1.4.7 Minimize the Impacts of Road Improvements. *Evaluate and minimize the impact on historic structures from any publicly or privately funded road or streetscape improvements within the planning area.*

No road improvements are currently being proposed with this development.

PFV 4.1.5 Parking. *Parking should be located to the side or to the rear of commercial uses. Access points onto existing roads should be coordinated with adjacent properties in order to keep the number to a minimum.*

While the parking is shown at the front of the building, the building and parking have been setback significantly further than the required minimum. Existing trees along McCoy are also proposed to be preserved to help screen that parking area.

PFV 4.1.6 Signage. *Signage should be small scale, traditional and in keeping with the rural nature of the village.*

No signage is proposed for the use by the applicant.

PFV 4.1.7 Landscaping. *Landscaping should include street trees and vegetative buffers at the rear of commercial sites and along any edge contiguous with residential uses.*

Landscaping will be provided per county ordinance or greater based on existing vegetation along the property lines.

PFV 10.6 Manage Access. *Limit new access points on the major through-roads designated in this Plan.*

There is only one proposed new entrance for the project.

PVF 11.1 Extent Public Water and Sewer Service. *The County will provide and manage public water and sewer service for Prices Fork. The County will require that new development connect to these systems and will prohibit new private wells and septic systems.*

The project will connect to public water. According to the PSA there is no available sewer service in the area and to connect to the closest facility is unreasonable.

PFV 11.2 Limit of Public Water and Sewer Expansion. *The County will limit water and sewer service to the designated Service Area set forth in this Plan. Providing public utility service only to the designated area will ensure that new development is compatible with the villages historic character, is affordable for the County to serve, and enhances rather than degrades the quality of life for local residents.*

Public water is currently located along McCoy Road. No sewer is located in this area thus the site will need to be served by a septic system.

PFV 11.5 Underground & Buried Utilities. Require developers to place utilities underground in all new developments.

New utilities resulting from the redevelopment of this site will be installed underground.

Water & Sewer Service

The proposed rezoning area is on the south side of McCoy Road. Currently the site does have public water service located adjacent to or on the parcel boundaries. However, no public sewer service exists in this area. Any use on this parcel will require a septic system approved by the Montgomery County Health Department. The main connection to the Montgomery County Public Service Authority (PSA) operated water line is located on the north side of McCoy Road. This waterline is a 6" line. Any main waterline extension into the property to serve the development will be required to be an 8" waterline. All calculations to insure adequate fire flow for hydrants and future sprinkler systems will be designed by a professional engineer and submitted to the County for approval at the time of site plan and building plan approval.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses:

FACTORIES AND OFFICE BUILDINGS

Design Assumptions and Calculations:

1. The proposed use is a 10,000 s.f. building for contractor service establishment. While employee numbers may fluctuate, a number of 10 employees has been estimated for the purposes of this application. Due to the nature of the business, employees are typically not at the facility during the course of the business day.
2. Water and Sewer usage for factory and office building use is 15-35 gal/day per person per 8-hour shift = 350 gallons per day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 350 gallons per day

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan identifies the Prices Fork Village area as an area which has public utilities available to them and that new development in this area will connect to the those utilities (PFV 11.1). An Availability Letter for this property was provided the Montgomery County Public Service Authority on October 24, 2014 and is attached to this application. This letter states that public sewer service is unavailable.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the County, will comply with the regulations and standards of the County and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

Roads

The proposed development conceptual plan indicates that there will be only one entrance /access point into the property. This entrance will be off of McCoy Road and will be approximately 100' east of the Northwest property line. The applicant has met with VDOT onsite to discuss this entrance location. As discussed later in this application, the applicant is planning for no more than 10 employees to use the site at one time. This will keep the number of trips into and out of the site at a minimum, thus only slightly increasing the overall traffic volume on McCoy road. There will be construction traffic that will use this entrance during the initial grading and construction phase of the project.

Landscaping/Buffering

Landscaping will be provided as specified in the Montgomery County Zoning Ordinance based on the land use buffer matrix. The property is completely wooded and is vacant. Based on existing conditions, the entire perimeter of the property may be able to be protected to provide more than the minimum buffer width. The applicant is willing to provide this larger buffer if Montgomery County feels it's appropriate in this situation. The required landscaping buffer along the frontage adjacent to McCoy Road is shown as a Type 4 20' Buffer as required by the matrix. The eastern and western property lines are shown with a Type 4 20' Side Buffer and the southern property line is shown with a Type 4 25' Rear Buffer. These buffers should provide adequate screening for the property from adjacent properties and right of ways.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally to the southern property line and then offsite toward the Barnett parcel and eventually makes it to Prices Station Road. Prices Station Road accepts a large drainage area west of Prices Fork Road and eventually goes to the Radford Arsenal and the New River. As development occurs on for this project, stormwater management will be required to control the increased water flows as they move offsite. These stormwater management facilities would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development. The stormwater management facilities would reduce the amount of post development runoff as well as treating the stormwater runoff for water quality purposes. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality regulations dealing with stormwater quantity and quality. At a minimum, the 2-Year and 10 Year post-development runoff rates will be less than or equal to the 2-Year and 10-Year pre-development runoff rates. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

Public School Impacts

This project is a commercial development and thus will have no impact on the public school system.

Additional Special Use Permit Requirements

The following factors are specific to Special Use Permit requests and must be addressed as part of the application:

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

See above for Comprehensive Plan Justification.

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

There is an existing 6" waterline located in McCoy Road. If during the site plan process a fire hydrant is required, the applicant will install a new fire hydrant. The PSA has provided an availability letter which seems to indicate adequate water pressure for fire protection. The proposed building will have access to all sides to aid in fire fighting efforts.

3. The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.

There will be noise that comes from the site during the construction process. Once the fill activities and construction is complete, the noise should be minimal and only consist of the vehicles entering and existing the site at the beginning and end of the work day. The rear storage area will be approximately 300' from any adjacent structures.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area.

No negative light glare is anticipated with this proposal. The applicant has indicated that no specific types of lighting is required and is only proposing a dusk to dawn type light for building and parking lot security. These lighting fixtures would be shown on the final site plan to ensure no light spillover to adjacent properties.

5. The proposed location, lighting and type of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.

One dusk to dawn light would likely be located on the front of the building near the parking area and the other would be located at the rear of the building in the area of the outdoor storage. Exact placement will be determined at final site plan review in cooperation with AEP. The applicant has stated that no signage is proposed for the development.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.

The majority of properties along McCoy Road in this area are residential in nature. The Comprehensive Plan does call for this area as Mixed Use and for local commercial uses. The proposed use will not generate large traffic volumes along McCoy Road and should have minimal impact on the adjacent property owners after construction is complete.

7. The location and area footprint with dimensions (all drawn to scale), nature and height of existing or proposed buildings, structures, walls, and fences on the site and in the neighborhood.

These elements are shown on the submitted SUP Conceptual Plan as part of this application.

8. *The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.*

The site is currently wooded. The applicant is proposing to condition larger buffers than required by the Montgomery County Zoning Ordinance. It is the intention of the applicant to keep the existing trees and vegetation in these buffer areas. If additional landscaping is required in these areas to meet County requirements then they will be planted prior to the beginning of construction.

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

The project is proposed to be built in one phase. The building construction and associated improvements such as parking and any stormwater management will be constructed at one time and should only require a construction period of approximately four to six months.

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

No features of significant importance should be impacted with the proposed development.

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

This use is a private commercial use for a contractor storage area. While this use will not directly promote the convenience of the public, the contractor does provide local jobs and will add to the local tax base with this facility.

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

The entrance location must be approved by VDOT as a commercial entrance. During construction, heavy equipment will be moving in and out of the site. Once the construction is complete, the number of vehicles entering and existing the site will be minimal.

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

No existing structures are proposed to be converted for the proposed use.

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

Other than public water and the access from a VDOT road, no other public facilities or services will be required with this application.

15. *The effect of the proposed Special Use Permit on groundwater supply.*

Due to the limited amount of construction area and the project following all state and local stormwater management and erosion & sediment control standards, the project should have no negative effect on the groundwater supply.

16. *The effect of the proposed Special Use Permit on the structural capacity of the soils*

There is no anticipated negative effect on the structural capacity of the soils on the site. Due to the existing topography, much of the site will need to be filled in order to accommodate

the desired uses of the applicant. This fill will be compacted per typical industry standards and will include all the necessary approvals required for such activity.

17. Whether the proposed use will facilitate orderly and safe road development and transportation.

The proposed use is only proposing one commercial entrance off of McCoy Road. This entrance will be located to comply with required VDOT entrance standards. Any additional entrances would be required to be permitted separately and could require an amendment to this SUP application.

18. The effect of the proposed Special Use Permit on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.

The applicant is unaware of any specific environmentally sensitive features on this site. There is an old cemetery located at the southwest corner of the property which will be protected during construction.

19. Whether the proposed Special Use Permit use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.

DCI/Shires is a quality construction contractor that does large volumes of work in the New River Valley. The contractor does provide local jobs and will add to the local tax base with this facility.

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth.

This project could allow for future growth and expansion of the DCI/Shires facility or allow for another use on the remaining property to the east.

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County.

Not applicable with this application.

22. The location, character, and size of any outdoor storage.

The only outdoor storage area proposed is behind the building and is approximately 100' by 160'. The area will be fenced for screening and security and will be used to store equipment and contractor materials.

23. The proposed use of open space.

No defined open space is proposed with this application.

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

No floodplain is on the site but there are some steep slopes towards the middle of the site. It is the intention of the applicant to grade and fill some of these areas.

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

No non-conforming uses or structures exist onsite.

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

One diesel fuel tank will be located at the rear of the building. This tank will be installed and maintained as specified by state and local standards.

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

No accessory uses or structures are proposed at this time.

28. *The area of each use; if appropriate.*

The 10,000 square foot building will be used for some small offices and for storage of contractor materials. The gravel area behind the building is proposed for additional equipment and material storage.

29. *The proposed days/hours of operation.*

The hours of operation are intended to be 7:00am – 7:00 pm Monday through Saturday.

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

The parking area is proposed in the front of the building and no screening is proposed for that. There will be a screening/security fence around the rear of the building.

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

A security fence will be installed around the rear parking/storage area of the building. This area will be locked at night for security of equipment and materials stored onsite. This fence will also provide screening of the storage areas from the public right of way. The location of this fence is shown on the concept plan.

32. *The number of employees.*

Since many DCI/Shires employees report directly to their jobsite, it is anticipated that no more than 10 employees will be onsite at one time.

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

Other than an existing powerline that runs along the front of the property, no major infrastructure is existing or proposed on the site.

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

No odors are anticipated to be generated by the proposed use.

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

Prices Fork Elementary is the closest school and it is approximately 1 mile from the project site so no impact is anticipated. All construction activity has some impact on adjacent property owners. It is anticipated that some noise will be audible during the fill activities and site construction. The main construction traffic will be dump trucks hauling in fill material. All other heavy equipment will remain onsite. With a VDOT approved entrance location and increased perimeter buffers, impacts should be minimal.



**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

October 24, 2014

SCANNED
10/28/14 - CRJ

Mr. Steve Semones
Via Email: ssemones@balzer.cc

RE: Availability No. 14-45
Residential Subdivision
McCoy Road
Tax Map No. 051-5 4,5 & 6,7
Parcel ID 014147, 014146 & 016146
Water/Sewer

Dear Mr. Semones:

Public water can be made available while sanitary sewer is not available to this proposed residential subdivision along McCoy Road, Parcel ID 014147, 014146 & 016146.

Public water service would require a minimum eight-inch water line extension to a point adjacent to all lots of this proposed subdivision from the six-inch water main located along the opposite side of McCoy Road near the northeastern property corner of the subject property. The hydraulic grade line of the water system is 2284 feet MSL. This extension would require means to reduce the domestic water pressure to 80 psi or less. The water facility fee would be \$2,500.00, the connection fee would reduce to the meter cost of \$225.00 and the water service inspection fee is \$25.00 for total connection fee of \$2,750.00 per each residential unit.

The water connection fee includes an inspection fee for the water service line between the water meter and building. This inspection must be completed and approved prior to issuance of an occupancy permit. You should coordinate the inspection with the PSA prior to installation of the water service lines.

Sanitary sewer service is not currently available to this area and there are no immediate plans to sewer this area. The closest sewer facilities are beyond a reasonable distance to consider extending public sewer to serve this property. It is suggested that you consider using a septic system for new residential construction on this property.

The water facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. The owner would be required to obtain public easements for all portions of the water main extension in private property. The owner would be responsible for the cost of the water main extension, any necessary water system appurtenances, public easements, highway permits, and any other associated requirements. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Payment of the water facility fees per PSA regulations for all units of the development would be required prior to approval of the site plan.

Page Two
Mr. Steve Semones
October 24, 2014

This letter and stated fees are only valid to August 1, 2014.

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.

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

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

Sincerely,



Robert C. Fronk, PE
PSA Director

cc: Montgomery County Planning and Zoning Department ✓

JOB NO. B140093.00
 SHEET NO. 1
 SCALE 1" = 100'
 DATE 11-03-14
 CHECKED BY SMS
 DESIGNED BY JCK
 DRAWN BY JCK

DC/SHIRES-SPECIAL USE PERMIT
CONCEPT PLAN
 MCCOY ROAD
 PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
 LAND USE PLANNING & ZONING
 LANDMARK ARCHITECTURE
 ARCHITECTURE
 STRUCTURAL ENGINEERING
 CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 TRAFFIC ENGINEERING
 SURVEYING & STATION EVALUATIONS
 REFLECTING TOMORROW
 www.baizercc.com
 New River Valley
 Richmond
 Roanoke
 Shenandoah Valley
 Baizer and Associates, Inc.
 448 Peppers Ferry Road, NW
 Christiansburg, VA 24073
 540-381-4290
 FAX 540-381-4291

