

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes)

FILED

- 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: NR VP & P LLL Agent: Randall Clay
 Address: 840 Auburn Ave Address: Draper Adair Associates
Radford, Va. 24141 2206 South Main St.
Blacksburg, Va 24060
 Phone 1: 540-633-0407 Phone 1: 552-0444
 Phone 2: _____ Phone 2: _____
 Email: _____ Email: _____

Location of Property/ Site Address: 3431 RADFORD RD, CHRISTIANSBURG VA 24073
 Legal Record of Property: Total Area: 5.917 Acres Magisterial District RIVER
 Parcel ID: SEE ATTACHED Tax Parcel Number(s): _____

Rezoning Details: Current Zoning District: GB-A1 Requested Zoning District: GB
 Desired Use(s): Recycling Facility

Special Use Permit: Current Zoning District: GB-A1 Total Area/Acres: 5.917
 Desired Use(s): Recycling Facility

Comprehensive Plan Designation: Mixed use in Plum Creek Village
 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.

NR VP & P LLC Properties Randall Clay 11/3/14
Amy Phillips 11/3/14 Agent's Signature Date
 Property Owner(s) Signature Date

Date Received: 11/3/14 FOR OFFICE USE ONLY Application Number: SU-2014-12474

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

Additional Special Use Permit Requirements

The applicant for special use permit shall provide a statement of justification to address the following items in the application materials to demonstrate what impact the proposed request will have on the County's resources and how the request complies with Montgomery County's comprehensive plan.

Section 10-54(3)(g), Montgomery County Zoning Ordinance

Issues for Consideration. In considering a Special Use Permit application, the following factors shall be given reasonable consideration. The application shall address all the following in its statement of justification or Special Use Permit plat unless not applicable, in addition to any other standards imposed by this Ordinance:

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

Yes, the proposed use is an appropriate repurposing of an existing commercial structure. The SUP will allow the owner to invest in the structure revitalization which will improve the visual quality of the area. In addition, approval of the SUP will advance the resource stewardship objectives advocated in the comprehensive plan. The site's use as a recycling center will aid in protecting the County's environment and visual character by providing a suitable facility for the disposal of recyclable non-perishable, "hard" materials which might otherwise end up in a landfill or along rural roadsides.

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

Note the Fire Hydrant Location on Exhibit 7B. Fire Extinguishers will be located in each of the facility's buildings. The liquid propane tank located on Parcel 2 will be removed. Emergency Services vehicles will have adequate access to the site's structures.

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 should be no noise emanating from the site. Materials will be delivered inside the building, which will be closed except for ventilation and entry and exit of vehicles. Materials will be sorted, but no processing of materials will take place on the site. There will be some compaction of materials, but this will all be done inside an enclosed structure and should create no additional noise.

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

All lighting will be directed downward with LED lights in order to reduce glare and consumption of electricity. There should be little need for vehicle lights since the hours of operation will be primarily daylight hours; for this reason the "new car" display lights and poles adjacent to Route 11 will be removed.

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.

Signage will be minimal with only identification of the business. There may be identification information contained in the building structure and windows, but no additional signage is proposed.

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

This operation replaces the former use of the property which was as a new and used car sales lot, body shop and repair shop. The owner is moving its operations located on Route 11 to this site to allow queuing of customer vehicles without creating any hazard on the highway. The Special Use Permit on the current site will be vacated.

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.

See attached Exhibits 7A and 7B.

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

Type 4 landscape buffers will be installed at the site perimeters as required. Attractive evergreens and other screening materials as outlined in the ordinance will be incorporated into the site plan as required in the 20' front, 20' side and 25' rear buffers. In addition, six foot stockade fencing will be included in the rear buffer. The repair facility (former body shop) will be screened, fenced and landscaped to enhance the appearance of the facility in like fashion.

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

The upgrades to the facility will all be made simultaneously and will be completed within a period of six months or sooner. It is the intention that this site will be a permanent site for this business operation.

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.

There will be little disturbance of the current topography and landscaping will be incorporated in the plan to enhance the appearance of the site.

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

The relocation of the business will provide a safer environment than the current business operation. The new location will be more convenient for customers.

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 business operations on this site will initially employ a total of eight (8) people. If need dictates, as many as four (4) more employees could be added. There will be an anticipated customer count of 35-50 trips per day and, at current production levels, there will be seven (7) tractor trailer loads shipped from the site per day.

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.

All upgrades will meet all code requirements of Montgomery County and, specifically, will meet the USBC.

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

The facility has access to county water and sewer and the needs for the operation of the site will be basically for restrooms since there will be no processing that requires either water or a discharge of waste materials.

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

Past operations have resulted in no spillage of materials or contaminants that would affect the groundwater supply. All materials brought onto the site will be metals which contain no contaminants. These will be compressed or otherwise appropriately handled and packaged for available markets.

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

There should be no adverse impact to the soils from this operation. All operations will be conducted inside an enclosed building and will be conducted on concrete.

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

This project will require no new roads and should create no additional traffic in the community since it represents a relocation of an existing business operation. At a review of the site with representatives of VDOT, the owner proposed closing four of the current entrances. These are entrances shown on Figure 7B.

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.

This recycling business provides a source of revenue for some individuals and reduces the improper disposal of waste metals. From this standpoint, this business provides benefits to the environment, wildlife habitat, water quality and air quality.

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.

The business now employs eight (8) people. It is not anticipate that additional employees would be required unless there is growth in the business and this operation is consistent with the current comprehensive plan.

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

The operation of this recycling business provides a source of raw materials to be used in products for agriculture, industry and business and the availability of a local recycling facility should enhance the recycling and proper disposal of these recyclable waste materials.

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

There should be no impact.

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

There will be no outside storage. Materials delivered to the site will be stored within the existing structures until a truckload is available for shipment.

23. The proposed use of open space.

The site currently has no "designated" open space. Existing site cover consists of parking, structures, and lawn on a portion of the site. With implementation of this plan, portions of the site that are currently covered with asphalt will be converted to planted landscape buffers as previously described. The remainder of the site will be parking and storage for any vehicles that are in need of repair. These trucks will be stored behind appropriate landscaping to reduce visibility.

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

The extreme northeast corner of the parking lot falls within a FIRM map zone (See Figure 7A). There will not be floodplain issues since no change of grade or building structures are proposed for the site.

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

Any non-conforming use would be a non-conforming structure with respect to district setbacks (See Figure 7A). Any non-conformity would need to be rectified at the time on any portion of the building that sits within the setback and reaches the end of its usefulness and is beyond structural repair.

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

See Exhibit 7B.

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

No new accessory structures are proposed. Existing accessory structures will retain their current use. A single-side mobile home will be removed from the reconfigured Parcel 1 (see Figure 7B).

28. The area of each use; if appropriate.

Area of housing - 1,000 square feet
Garage - 4,000 square feet

29. The proposed days/hours of operation.

7:00 a.m. - 6:00 p.m.
six days per week (Monday through Saturday)

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

The location of screening and loading spaces is shown on the concept plan attached hereto.

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

The site will be monitored by security cameras unless a more intensive security plan becomes necessary.

32. The number of employees.

The anticipated number of employees will remain at the current level of eight (8) fulltime employees with potential increase to twelve (12).

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

It is not anticipated that there will need to be any additional infrastructure. The current

parking areas will be used as parking areas and access to the receiving facility.

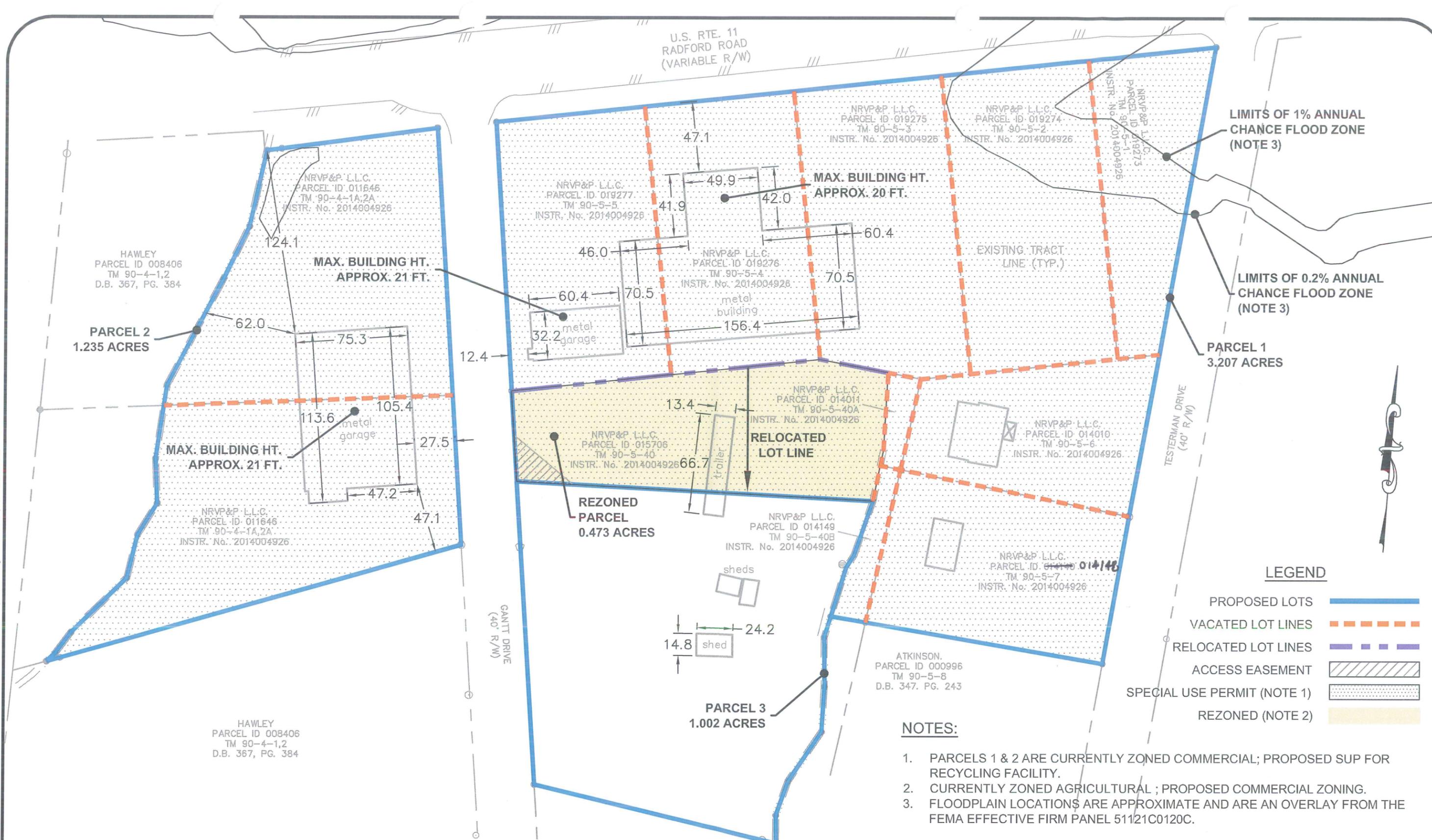
34. Any anticipated odors, which may be generated by the uses on site.

No. Materials types will be metal, glass, drywall, and similar non-perishable items.

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

The impact of construction traffic on the existing neighborhood should be minimal, if any.

P:\B1\4100\B1\4156B\B1\4156B-01 - DSN\B1\4156B-01 - Lot Line Adjustments.dwg October 31, 2014 2:07:04 PM



LIMITS OF 1% ANNUAL CHANCE FLOOD ZONE (NOTE 3)

LIMITS OF 0.2% ANNUAL CHANCE FLOOD ZONE (NOTE 3)

LEGEND

- PROPOSED LOTS
- VACATED LOT LINES
- RELOCATED LOT LINES
- ACCESS EASEMENT
- SPECIAL USE PERMIT (NOTE 1)
- REZONED (NOTE 2)

NOTES:

1. PARCELS 1 & 2 ARE CURRENTLY ZONED COMMERCIAL; PROPOSED SUP FOR RECYCLING FACILITY.
2. CURRENTLY ZONED AGRICULTURAL ; PROPOSED COMMERCIAL ZONING.
3. FLOODPLAIN LOCATIONS ARE APPROXIMATE AND ARE AN OVERLAY FROM THE FEMA EFFECTIVE FIRM PANEL 51121C0120C.

Draper Aden Associates
 Engineering • Surveying • Environmental Services
 2206 South Main Street
 Blacksburg, VA 24060
 540-552-0444 Fax: 540-552-0291

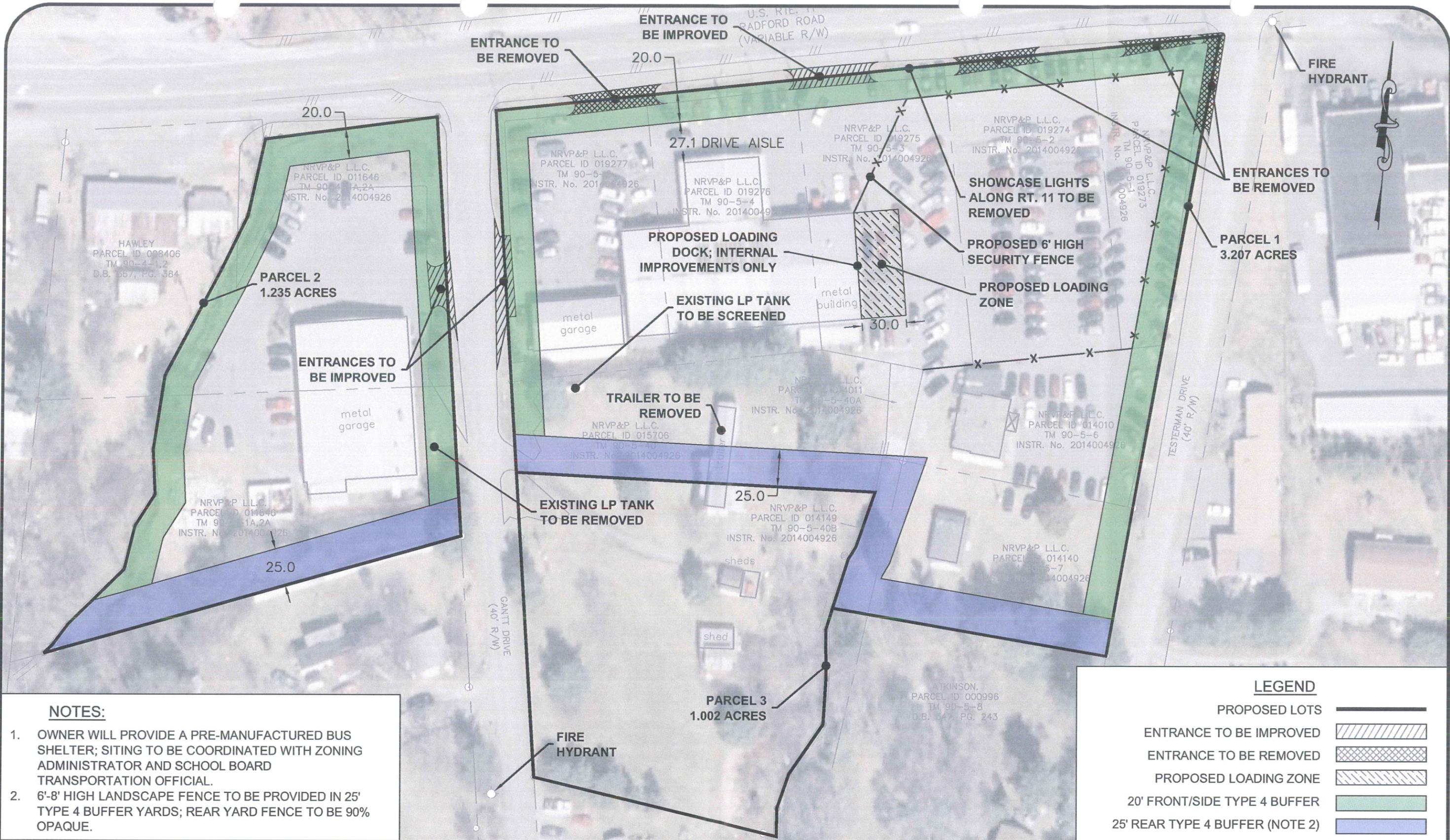
Richmond, VA
 Charlottesville, VA
 Hampton Roads, VA
 Coats, NC

EXHIBIT 7A - LOT LINE ADJUSTMENTS MAP
NRVP&P LLC PROPERTIES
MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 60'

DATE: OCTOBER 31, 2014

P:\B1\4100\B1_4158B-01\CAD\B1_4158B-01 - DSN\B1_4158B-01 - Proposed Improvements.dwg October 31, 2014 2:49:45 PM



NOTES:

1. OWNER WILL PROVIDE A PRE-MANUFACTURED BUS SHELTER; SITING TO BE COORDINATED WITH ZONING ADMINISTRATOR AND SCHOOL BOARD TRANSPORTATION OFFICIAL.
2. 6'-8' HIGH LANDSCAPE FENCE TO BE PROVIDED IN 25' TYPE 4 BUFFER YARDS; REAR YARD FENCE TO BE 90% OPAQUE.

LEGEND	
PROPOSED LOTS	
ENTRANCE TO BE IMPROVED	
ENTRANCE TO BE REMOVED	
PROPOSED LOADING ZONE	
20' FRONT/SIDE TYPE 4 BUFFER	
25' REAR TYPE 4 BUFFER (NOTE 2)	

Draper Aden Associates
 Engineering • Surveying • Environmental Services
 2206 South Main Street
 Blacksburg, VA 24060
 540-552-0444 Fax: 540-552-0291

EXHIBIT 7B - PROPOSED IMPROVEMENTS MAP
 NRVP&P LLC PROPERTIES
 MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 60'
 DATE: OCTOBER 31, 2014