MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Craig Meadows, County Administrator

FROM: Dari Jenkins, Planning & Zoning Administrator DJ

DATE: March 4, 2014

SUBJ: Ordinance Amendment to Allow Contractor's Service Establishment

Staff received a request from Doug Hardymon to construct a building in the Manufacturing (M-L) zoning district for use as a "Contractor's Service Establishment". After explaining that I could not take an application for the proposed use in the (M-L) district, Mr. Hardymon requested an amendment to the ordinance to allow "Contractor's Service Establishment" by right in the district.

For clarification I have provided two definitions below from the zoning ordinance which deal with contractors:

Contractor's service establishment: Any establishment from which services are provided for building construction, building repair or building equipment installation or repair, such as, but not limited to flooring, heating and plumbing.

Contractor's storage yard: An area used for the storage of equipment and/or materials used for providing construction-related contracting services, including but not limited to flooring, heating, plumbing, roofing, landscaping and excavation.

While "contractor's storage yard" has been allowed in the Agricultural (A-1) and Manufacturing (M-1) districts by Special Use Permit (SUP) for many years, it was only approximately four years ago that "contractor's service establishment" was defined and included in the zoning ordinance as a use allowed by right in Manufacturing (M-1) and by Special Use Permit (SUP) in the General Business (GB) district. It would be reasonable to consider adding "contractor's service establishment" to the Manufacturing (M-L) district as a by-right use since it is already allowed in Manufacturing (M-1) and General Business (GB) and there would be no exterior storage of heavy equipment customarily associated with a "contractor's storage yard".

Please don't hesitate to contact me to discuss any concerns you may have regarding the request.

DJ

Twin Creeks Estates Inc.
P O Box 3189
Radford, Virginia 24141

February 19, 2014

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Craig Meadows, County Administrator
Montgomery County
755 Roanoke Street
Christiansburg, Va. 24073

RE: Request for Zoning Ordinance Amendment

Dear Mr. Meadows:

This letter is a request that the Board of Supervisors and/or Planning Commission consider an Amendment to Manufacturing (M-L) zoning district to allow "Contractor's Service Establishment" as a use allowed by right. The zoning ordinance currently allows this by right in the (M-1) Manufacturing District and by Special Use Permit (SUP) in the General Business (GB) District. Montgomery County Code, Section 10-61, Definitions, provides the following definition:

> ***Contractor's service establishment:*** *Any establishment from which services are provided for building construction, building repair or building equipment installation or repair, such as, but not limited to flooring, heating and plumbing.*

Twin Creeks Estates Inc would like to continue development of the Route 11 Light Industrial & Small Business Center located on Radford Road (Route 11) in the Riner Magisterial District of Montgomery County, Virginia (referred to as the "Business Center"). Allowing "Contractor's Service Establishment" as a by right use will allow additional opportunities for Small Businesses to locate and grow in the area.

Please don't hesitate to contact me by telephone at (540) 230-7287 if you have any questions regarding this request.

Thank you for your consideration,

Doug Hardymon
President

Phone540-230-7287 | fax: 540-639-3800 | 3217 Business Center Road | doug.hardymon@yahoo.com