MONTGOMERY COUNTY
PLANNING COMMISSION

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

MEMORANDUM

TO: Bill Brown, Chair
Montgomery Co. Board of Supervisors

FROM: Bryan Rice, Chair
Montgomery Co. Planning Commission BR/EP

DATE: April 9, 2014

SUBJ: **(SU-2014-11611)**

A request by **P&G Ventures (Agent: Meade Tractor)** for a Special Use Permit (SUP) on approximately 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service. The property is located at **3963 South Main Street** and is identified as Tax Parcel No. 067-A 161 (Account No. 006298) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

During our meeting on April 9, 2014, the Planning Commission reviewed the request described above. Upon a motion duly seconded and carried by a vote of 8 to 0 (Hirt absent), the Planning Commission recommended **approval** of the Special Use Permit request.

After reviewing the application details, concept plan, and current photos of the site, the Commission expressed no major concerns with the proposed farm sales and service use (a John Deere Turf and Agricultural dealership).

There was some discussion in regards to the proposed landscaping in the rear of the property (along the US 460 Bypass), as the steep topography may create some issues in terms of maintaining the landscape buffer. However, it was determined that as long as the applicant makes a concerted effort to plant and maintain the landscaping indicated in the submitted concept plan, this should not be a concern.

The Commission also discussed the proposed conditions. They recommended that condition number two (2) be modified in order to offer greater flexibility should shipping containers ever need to be briefly stored or used onsite. The modified condition is detailed on the next page.

The Commission felt that the application meets the requirements of the Comprehensive Plan and recommended approval of the SUP with the following conditions:

1. Outdoor storage of materials and/or equipment awaiting repair shall be limited to the fenced area located on the southeastern side of the building, as indicated on the concept plan submitted with the application materials dated February 28, 2014. Screening of outdoor storage shall consist of privacy or chain link fencing. Privacy slats shall be inserted in chain link fencing to provide additional screening and security.

2. No storage containers used for shipping purposes, nor truck compartments or semi trailers shall be stored or otherwise used on the premises for a period of more than one (1) week.

3. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.

4. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.

5. Site shall be substantially in conformance with the concept plan submitted with the application materials dated February 28, 2014.

6. Approval of a new or revised site plan is required prior to obtaining a building permit.

Staff received two inquiries from adjoining property owners regarding the proposed SUP; however, there was no opposition from either. One citizen spoke during the public hearing to voice his support of the SUP.

BR/ep

Attachments: Staff analysis and application materials

MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

MEMORANDUM

TO: Planning Commission

FROM: Erin Puckett, Senior Program Assistant EMP

DATE: April 1, 2014

RE: **Staff Analysis – Special Use Permit Request (SU-2014-11611)**

A request by **P&G Ventures (Agent: Meade Tractor)** for a Special Use Permit (SUP) on approximately 4.65 acres in a General Business (GB) zoning district to allow farm machinery sales and service. The property is located at **3963 South Main Street** and is identified as Tax Parcel No. 067-A 161 (Account No. 006298) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the 2025 Comprehensive Plan.

I. Nature of Request

The applicant is requesting a Special Use Permit (SUP) on approximately 4.65 acres zoned General Business (GB) to allow use of the existing building, previously an automobile sales facility, as a John Deere Turf and Agricultural dealership.

II. Location

The property is located at 3963 South Main Street and is identified as Tax Parcel No. 67-A 161 (Parcel ID 006298) in the Shawsville Magisterial District (District B).

The property lies just north of the Town of Christiansburg and fronts on South Main Street (Route 460 Business). The rear of the property is visible, but not accessible, from the US 460 Bypass. It is surrounded entirely by parcels zoned General Business. Most of the surrounding properties are currently being used for commercial purposes. A single family dwelling is located on an adjacent 0.96 acre parcel on the northeastern side of the subject property, but it is currently vacant.

III. Impacts

The proposed farm machinery sales and service business will utilize an existing building previously used for automobile sales. While the proposed use will allow sales of farm machinery, the applicant has indicated that the majority of the sales will be related to smaller consumer machines such as lawnmowers and outdoor power equipment.

1. **Transportation/traffic**
   The proposed use will utilize the existing road access and commercial entrance, which has interparcel access. It should not require a review under the Virginia Department of Transportation (VDOT) Chapter 527 Regulation.

   The applicant has indicated that expected traffic will be about 40% of the volume the site experienced as an automobile dealership due to the lower sales and seasonal nature of the proposed business.

   VDOT has submitted a letter to this department indicating that the existing entrance is adequate for the proposed use, and that any future improvements proposed within the right of way would require VDOT review and approval.

2. **Infrastructure**
   The property is served by the County Public Service Authority (PSA) for both public water and sewer. The applicant has stated that all waste disposal will meet Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) regulations. Mr. Fronk, PSA Director, has recommended that the applicant complete a non-residential sanitary sewer checklist.

3. **Schools**
   The business should have no direct impacts upon the public school system.

4. **Noise and light**
   The level of noise is not expected to exceed that of the previous use. The applicant has stated that several of the existing light poles will not be used, thus decreasing the amount of light and glare as compared to the previous automobile dealership. The business will be open Monday through Friday from 8:00 a.m. to 5:30 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with little noise or light impacts outside of normal business hours.

5. **Other**
   No expansion of the existing building is proposed. The addition of a fence at the rear of the property around the outdoor equipment storage area has been installed. Existing landscaping will be maintained, and/or increased. No impacts are expected on groundwater, soils, or the natural environment.

   The property is visible from the 460 Bypass, although the only vehicle access is from South Main Street. The applicant has indicated that additional landscaping will be added in the rear of the property to help mitigate the visual impact along the bypass.

IV. <u>Comprehensive Plan</u>

The site is located in an area designated as Urban Expansion in the Comprehensive Plan. Approval of the proposed SUP in a General Business (GB) zoning district is in conformance with the Comprehensive Plan, as this land use designation encourages both residential and non-residential development, and supports commercial uses along existing major transportation corridors.

V. Analysis

The SUP requested by P&G Ventures (Agent: Meade Tractor) would allow a farm machinery sales and repair facility. The existing building is approximately 14,100 square feet, and was previously used as an automobile dealership. The proposed use should not have an increased impact on utilities, infrastructure, and the surrounding properties beyond that of the previous use.

Section 10-28 (4)(e) of the Montgomery County Code allows farm machinery sales and service in areas zoned General Business (GB) by Special Use Permit.

VI. Staff Recommendations

Staff recommends approval of the Special Use Permit (SUP) to allow farm machinery sales and service at the location identified above, contingent upon the following conditions:

1. Outdoor storage of materials and/or equipment awaiting repair shall be limited to the fenced area located on the southeastern side of the building, as indicated on the concept plan submitted with the application materials dated February 28, 2014. Screening of outdoor storage shall consist of privacy or chain link fencing. Privacy slats shall be inserted in chain link fencing to provide additional screening and security.
2. No storage containers used for shipping purposes, nor truck compartments or trailers shall be stored or otherwise used on the premises.
3. Exterior lighting shall comply with Section 10-46(9) of the Montgomery County Code.
4. Signage for the site shall be compliant with Section 10-45 of the Montgomery County Code. Banners and/or other signage shall not be installed or mounted on any fence.
5. Site shall be substantially in conformance with the concept plan submitted with the application materials dated February 28, 2014.
6. Approval of a new or revised site plan is required prior to obtaining a building permit.

As of April 1, 2014, one citizen has contacted the Planning and GIS Services Department to inquire further about this request. She had received a notice regarding the upcoming public hearing and wanted clarification on why she had received the notice, but did not have any comments or concerns regarding the proposed special use permit.

Consideration should be given to adjacent property owners or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures:
- Application materials
- Letter from VDOT dated March 28, 2014
- Aerial map
- Zoning map
- Site photos dated March 26, 2014

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: P&G Ventures
Address: P. O. Box 8
Blacksburg, VA 24060
Phone 1: 540-230-0077
Phone 2:
Email: garyduncan@duncanauto.net

Agent: Meade Tractor
Address: PO Box 2497
Abingdon, VA 24212
Phone 1: 276-477-0544
Phone 2:
Email: chuckmeade@meadetractor.com

Location of Property/ Site Address: 3963 South Main Street

Legal Record of Property: Total Area: 4.6 Acres Magisterial District

Parcel ID: 006298 Tax Parcel Number(s): 067-A161

Rezoning Details: Current Zoning District: Requested Zoning District:

Desired Use(s):

Special Use Permit: Current Zoning District Total Area/Acres: 4.6

Desired Use(s): John Deere Turf & Agricultural dealership

Comprehensive Plan Designation:

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.

Agent's Signature Date 2/23/14

Gary E. Duncan
Property Owner(s) Signature Date

FOR OFFICE USE ONLY

Date Received: Application Number:

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

MEADE
TRACTOR
JOHN DEERE

MEADE

MEADE
TRACTOR
19226 Lee Highway • Abingdon, VA 24210
Phone: (276) 628-5126 • Fax: (276) 628-9231 • http://www.meadetractor.com

February 27, 2014

Dari S. Jenkins, CZA
Planning & Zoning Administrator
Planning & GIS Services
Montgomery Co. Government Center
755 Roanoke St., Suite 2A
Christiansburg, VA 24073-3177

Re: Meade Tractor Justification Statement for Special Use Permit for 3963 South Main Street

Meade Tractor respectfully requests the approval of a Special Use permit for the operation of a John Deere Turf and Agricultural dealership at 3963 South Main Street, Christiansburg, VA. Meade Tractor currently operates a John Deere Turf and Agricultural dealership at 1521 Radford Road in Christiansburg, VA. We are honored to be a part of the community and desire to continue our successful operations in Montgomery County. The rationale for a relocation are based on the following items:

1. Our business model is primarily related to the retail business of lawnmowers, outdoor power equipment, utility vehicles, and small compact tractors. The business model is dependent on a location in a retail area with adequate visibility. This new location will offer increased visibility and increased business opportunities.
2. The new facility offers an inviting retail experience with ample showroom, increased service space, and modern appearances.
3. The professionalism and location of the facility will offer increased employee satisfaction and increased business opportunities for the growth and sustainability of a John Deere dealership in Montgomery County.
4. The agriculture industry in the Montgomery county area continues to decline based on the absence of tobacco along with the decline in the overall dairy population. However, the Turf component of the business continues with exceptional growth and opportunities which allow for a sustainable business model.

The current zoning ordinance for Montgomery County advises that any "Farm Machinery sales and service" business must obtain a Special Use permit. Meade Tractor is a Farm machinery sales and service business since we do offer John Deere Agriculture equipment. However, the majority of our sales are retail related such as; lawnmowers, outdoor power equipment, and utility vehicles. Our facilities in turn must exhibit the following; retail friendly appearance, cleanliness, and an overall inviting retail location. Meade Tractor is committed to ensuring that the use of this facility will offer the highest degree of professionalism and visibility for ourselves, customers, John Deere, and Montgomery County.

We look forward to working with you and Montgomery County on the merits of this request.

Respectfully,

Chuck Meade
President

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

(g) 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"). The current building, entrances, and overall property design will not change compared to the previous use under the approval of a Special Use Permit for Meade Tractor as a John Deere Turf and Agricultural dealership. There will be no addition of a road and the overall traffic for Meade Tractor compared to the previous automobile dealership will only be around 40% of the past traffic potential. There will be no need for an E and S permit since there will be no land disturbance. This Special Use Permit will not be a part of subdivision request. The permit will not require any current or future educational or programs needs for the county. The facility currently has all public utilities, road access, public facilities and amenities, inter-parcel access, and buffers. The approval of a Special Use Permit will enable Meade Tractor to grow its business, employment opportunities, and allow a vacant commercial property to be fully utilized while presenting a positive economic climate for the county.

2. Whether the proposed Special Use Permit will adequately provide for safety from fire hazards and have effective measures of fire control. The current facility meets all safety and fire hazards per previous building codes.

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. The use of a John Deere Turf and Agricultural dealership will not have any additional noise compared to the former operation as an automobile dealership.

4. The glare or light that may be generated by the proposed use in relation to uses in the immediate area. There are numerous light poles from the former automobile dealership that will not be used. Thus, the amount of glare or light will be reduced substantially from the previous operations.

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. All signs will be of a professional nature and will be presented for approval. The signage will meet the requirements along with size constraints.

6. The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels. The use of this property will complement the adjoining parcel and incentivize additional commercial opportunities for the vacant building and parcel.

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 rendering for addition of a fence in the side and exterior of the building. There will be no exterior structure modifications of the current facility.

8. The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood. All existing landscape will be maintained and there will be additional landscaping performed in the rear of the building to present a "cleaner and well defined" area compared to the current vegetation.

9. The timing and phasing of the proposed development and the duration of the proposed use. The intent is to begin operations within one week of approval of Special Use Permit. The lease term is 5 years and our goal will be continued operations after this period.

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 no impact on any topographic, physical, natural, scenic, archaeological or historic feature 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 permit will enhance the welfare and convenience of the public by providing an easily accessible and convenient location for the retail public and Agricultural communities of not only Montgomery county but surrounding counties as well.

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 traffic will be significantly lower than past traffic from an automobile dealership. This is due to the fact that overall sales are approximately 50% lower and the seasonal nature of a Turf and Agricultural dealership compared to an auto dealer.

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 structures will meet all code requirements.

14. Whether the proposed Special Use Permit will be served adequately by essential public facilities and services. The facility currently has all essential public facilities and services which include public water and public sewer.

15. The effect of the proposed Special Use Permit on groundwater supply. There will be no effects on groundwater supply since there will be no construction or placement of items to change the current topographic characteristics.

16. The effect of the proposed Special Use Permit on the structural capacity of the soils. There will be no disturbance of any soils on the current property.

17. Whether the proposed use will facilitate orderly and safe road development and transportation. There will be no site work or change to entrances or traffic patterns.

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. There will be no impact on land, natural features, water quality, or 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 property lies within the Urban expansion and the Comprehensive Plan. There will be increased employment opportunities and increase of the tax base by having a well positioned and thriving Turf and Agricultural dealership. This location will enhance the retail segment which currently provides over 60% of our overall business. This move will also allow an additional business to be established in our current Montgomery County facility which will further add to the tax base and employment opportunities for the county.

20. Whether the proposed Special Use Permit considers the needs of agriculture, industry, and businesses in future growth. This Permit will greatly offer growth for our Agriculture community while allowing increased business and tax base for Montgomery county residents to spend monies in Montgomery county rather than adjoining counties and cities.

21. The effect of the proposed Special Use Permit use in enhancing affordable shelter opportunities for residents of the County. There will be no effect on shelter opportunities with this permit.

22. The location, character, and size of any outdoor storage. Any storage will be included within the chain link fence area and screened from view.

23. The proposed use of open space. Equipment will be displayed in designated areas as defined in the site plan.

24. The location of any major floodplain and steep slopes. Site is not located within the 100 year flood plain

25. The location and use of any existing non-conforming uses and structures. There are no non-conforming uses or structures.

26. The location and type of any fuel and fuel storage. There will be a small 200gallon diesel tank that is currently in place from the previous auto dealership- it is located within the fenced area and has screening.

27. The location and use of any anticipated accessory uses and structures. There will be no additional structures.

28. The area of each use; if appropriate. n/a

29. The proposed days/hours of operation. Monday – Friday 8am – 5:30pm and Saturday 8am – 1pm.

30. The location and screening of parking and loading spaces and/or areas. Loading area will be on the side of the building, there will screening as required.

31. The location and nature of any proposed security features and provisions. Addition of chain link fence

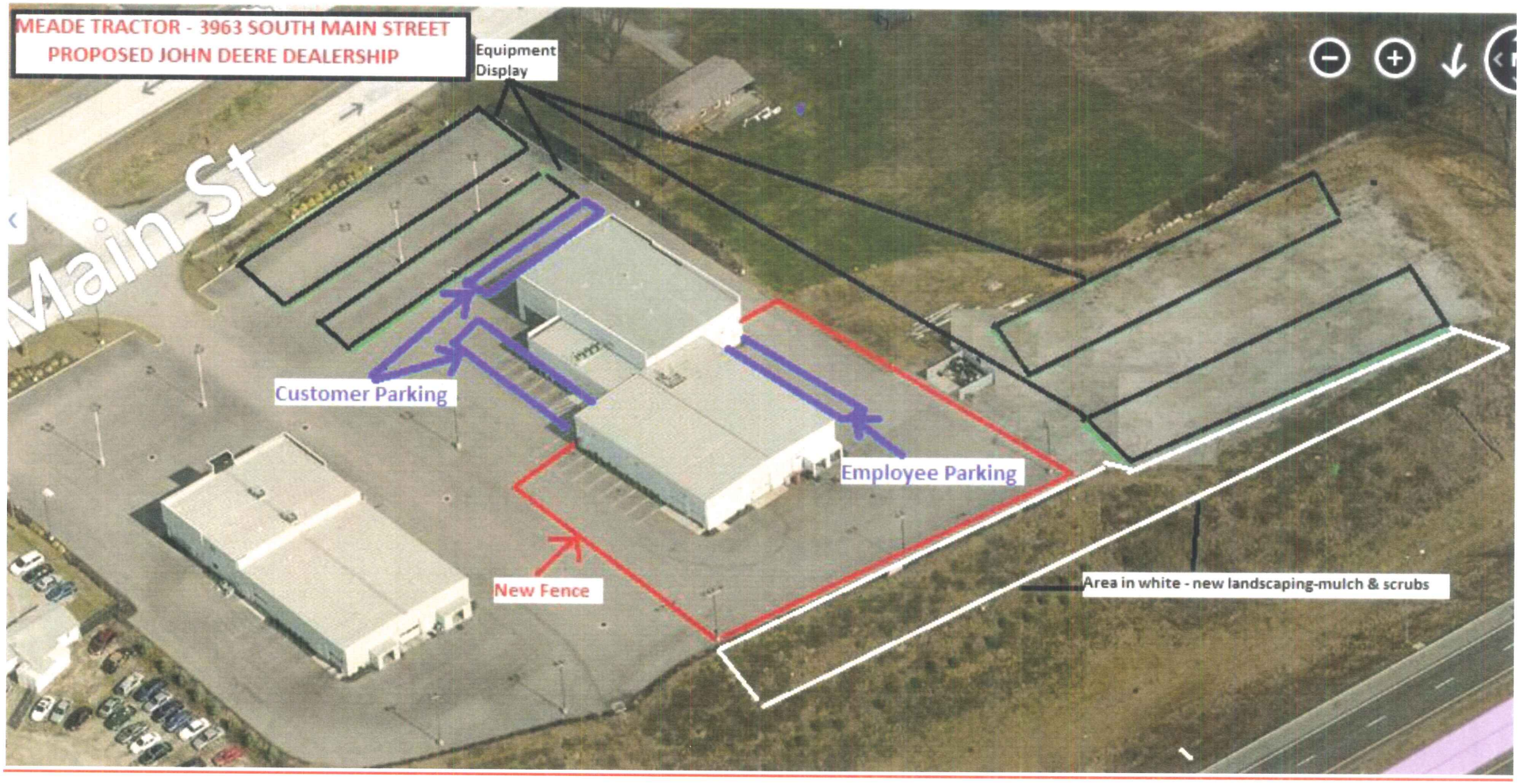
32. The number of employees. 15 employees

33. The location of any existing and/or proposed adequate on and off-site infrastructure. The site is already served by existing water and sewer utilities and existing VDOT entrance and turn lane.

34. Any anticipated odors, which may be generated by the uses on site. There are no anticipated odors that should be generated.

35. Whether the proposed Special Use Permit uses have sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas. There will be no construction traffic.

MEADE TRACTOR – 3963 SOUTH MAIN STREET-SITE PLAN



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
PO BOX 3071
SALEM, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

March 28, 2014

Ms. Dari S. Jenkins
Planning & Zoning Administrator
County Of Montgomery
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073

RE: P & G Ventures and Meade Tractor
Special Use Permit Application
Proposed Land Use – Lawn Care and Agricultural Dealership
3963 South Main Street
State Route 460

Dear Ms. Jenkins:

We have reviewed the above mentioned Special Use Permit Application and have the following comments:

1. This site is located along an established business corridor and a land use is proposed that is similar to the previous land use. Since the concept plan shows that the site will continue to use the existing entrance without changes, and we would consider entrance adequate for proposed use, we have no actionable comments at this time.
2. This office is responsible for the review and approval of improvements proposed within the VDOT maintained right of way as part of any site plan, such as changes to existing drainage facilities, pavement markings, etc. Upon approval, a land use permit is required, including a non-refundable permit fee and a surety.

If you have any questions please do not hesitate to call me. Thank you.

Sincerely,

Douglas E. Burton, P.E.
NRV Area Land Use Engineer

Cc: Ms. Erin Puckett, Montgomery County