Montgomery County Department of
Planning & GIS Services

Planning
GIS & Mapping

755 Roanoke Street, Suite 2A, Christiansburg, Virginia 24073-3177

MEMORANDUM

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

FROM: Bob Miller, Chair
Montgomery Co. Planning Commission

DATE: May 21, 2015

SUBJ: **Comprehensive Plan Amendment – James Tyler Otey Hoge, Et Al**

Request by the **James Tyler Otey Hoge, Et Al (Agent: Balzer And Associates, Inc.)** for an amendment to the 2025 Montgomery County Comprehensive Plan to change the policy map designation of approximately 171.896 acres of property located **east of Brooksfield Road, North of Prices Fork Road** and identified as Tax Map Nos. 052-3-2; 52-1-20, 21, 22, 23, 24, 25 (Parcel ID 160511) from Resource Stewardship to Village Expansion with a further designation of Low-Density Residential in the Prices Fork Village Plan.

During our meeting on May 20, 2015, the Planning Commission held a public hearing and reviewed the proposed comprehensive plan amendment described above, and detailed in the attached documents.

Upon a motion duly seconded and carried by a vote of 6 to 0 (Kroll, Katz, and Wells absent), the Planning Commission determined that conditions have changed substantially since the last comprehensive plan update in 2005 necessitating a change and that this amendment will effectively aid in the implementation of other goals of the comprehensive plan and recommended **approval** of the comprehensive plan amendment to change the future land use designation of the property from Resource Stewardship to Village Expansion with a further designation of Low-Density Residential in the Prices Fork Village Plan.

No comments were received during the public hearing portion of the public hearing.

Attachments: Staff analysis and associated documents dated 5/11/2015
Application materials

MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

STAFF REPORT

Date: May 11, 2015 for May 20, 2015 Public Hearing

To: Planning Commission

From: Emily Gibson, Planning Director

RE: Request by James Tyler Otey Hoge, Et Al (Agent: Balzer And Associates, Inc.) for an amendment to the 2025 Montgomery County Comprehensive Plan to change the policy map designation of approximately 171.896 acres of property from Resource Stewardship to Village Expansion with a further designation of Low-Density Residential in the Prices Fork Village Plan.

I. Nature of Request

Owners James Tyler Hoge, et al have requested an amendment to the 2025 Montgomery County Comprehensive Plan to change the policy map designation of approximately 171.896 acres of property located east of Brooksfield Road, North of Prices Fork Road and identified as Tax Map Nos. 052-3-2; 52-1-20, 21, 22, 23, 24, 25 (Parcel ID 160511). The property is currently designated as Resource Stewardship. The request is to change this designation to Village Expansion and further designate the property as Low Density Residential in the Prices Fork Village Plan to allow residential development on the property. The property is located in the Prices Fork Magisterial District (District E).

II. Background

Subsequent to the adoption of the 2025 Comprehensive Plan in November, 2004, the County established a policy for the periodic consideration of changes to Planning Policy Area Designations (Ordinance ORD-FY-05-26). This policy allows Comprehensive Plan amendments to be initiated by the landowner, Planning Commission or Board of Supervisors. These requests are accepted and processed semi-annually in February and August each year.

In accordance with section PLU 1.1.1b Policy Area Designations, such a request to change the designation of a particular Planning Policy Area shall be approved only if one or more of the following criteria are met:

- The subject property was misinterpreted or overlooked in the comprehensive plan.
- Conditions have changed substantially since the last comprehensive plan update necessitating a change (e.g. changes in surrounding land use or economic conditions).
- An undue hardship exists which substantially limits the use of the subject property.
- The amendment will effectively aid in the implementation of other goals of the comprehensive plan.

All requests are forwarded to the Planning Commission for review and conducting a public hearing on each request. The Planning Commission shall approve, amend and approve or disapprove the amendment and make its recommendation to the Board of Supervisors. The Board shall also hold a public hearing and take action to approve, amend and approve or deny the amendment request within 90 days of the Planning Commission's recommendation.

III. <u>Analysis</u>

The subject property is part of the "Hoge Farm" consisting of approximately 469 acres and was originally identified as Resource Stewardship with the adoption of the 2025 Comprehensive Plan. The designation was requested by the previous owner due to the properties' inclusion in the Agriculture Forestal District (AFD). Since the adoption of the Comprehensive Plan, 273 acres of the original property has been permanently protected with a Conservation Easement. The remaining property, consisting of approximately 172 acres, was removed from the AFD district in 2009 and is the subject of the Comprehensive Plan amendment request currently being considered.

The applicants have stated the desire is to develop the property as a residential subdivision, which will require an amendment to the Comprehensive Plan and a subsequent rezoning to a Residential district, if the Comprehensive Plan amendment request is approved. Specific details regarding the development will be submitted at the time of the rezoning and it should be noted all ordinance requirements regarding utilities, access, etc. will be considered during that request.

The future land use designation for properties to the north and east is Resource Stewardship. The future land use designation to the south is Village Expansion and further designated as Low Density Residential. The property to the west is designated as Rural. A map showing these properties and their designations is attached. If approved, the subject property would be an extension of the Prices Fork Village (Village Expansion) with the designation of Low Density Residential. Public water is in the area of the site; however, the properties would likely have private septic systems, based on the fiscal constraints of extending a sewer line.

As indicated in the County's adopted policy for considering amendments to the Comprehensive Plan, in order to be considered for approval there must be a demonstrated change at or around the subject property. Since the 2025 Comprehensive Plan was adopted, conditions have changed on the property. This includes the dedication of a conservation easement on a portion of the property and removal from the AFD district. It should be further noted that with the relocation of the elementary school there could be a potential change in development patterns along Prices Fork Road impacting the established Prices Fork Village.

IV. Recommendation

Based on our analysis of the request to-date, staff recommends approval of the amendment to the 2015 Comprehensive Plan land use designation from Resource Stewardship to Village Expansion with a further designation of Low Density Residential in the Prices Fork Village Plan. Staff feels the application complies with the criteria of PLU 1.1.1b. as outlined in the County's Policy given that conditions have changed at the property since the last comprehensive plan update in 2005, supporting the requested change.

At the time of this report, staff has not been contacted regarding this proposed amendment. Adjoining property owners and interested citizens may be present at the public hearing(s) to express their views regarding this request.

Attachments: Subject Property Future Land Use Map
Aerial
Conservation Easement Location
ORD-FY-05-26 Comprehensive Plan Amendment Policy

Comprehensive Plan Amendment Application

Please complete all sections of this application.

RECEIVED FEB 2 7 2015 BY: CRoy

Applicant Information:

Property Owner: JAMES TYLER OTEY HOGE, ETAL
Address: 503 LINKOUS CIRCLE
BLACKSBURG, VA 24060
Phone: 540-320-5236
Cell Phone: 540-320-5236
Email:

Agent: BALZER AND ASSOCIATES, INC.
Address: 448 PEPPERS FERRY ROAD
CHRISTIANSBURG, VA 24073
Phone: 540-381-4290
Cell Phone:
Email: ssemones@balzer.cc

Property Information:

Property Address: BROOKSFIELD ROAD
Tax Map Number 052-3-2; 052-1-20; 052-1-21; 052-1-22 052-1-23; 052-1-24; 052-1-25 Parcel ID: 160511
Deed Book: 2012 Page: 010063
Current Comprehensive Plan Designation: RESOURCE STEWARDSHIP
Proposed Comprehensive Plan Designation: LOW DENSITY RESIDENTIAL - VILLAGE EXPANSION
Current Use of Property: FARMING / PASTURE
Proposed Use of Property: SINGLE FAMILY RESID ENTIAL

Application Attachments:

- ✓ 1) Completed application form;
- ✓ 2) Letter of justification, including specific plan citations;
- ✓ 3) Traffic Impact Study (per VDoT 527 Regulations, when applicable);
- ✓ 4) Plat of property or properties;
- ✓ 5) Map showing property and surrounding parcels;
- ✓ 6) Preliminary concept planning illustrating owner's intention for the property.
- ✓ 7) $400.00 Application Fee
- ✓ 8) 25 Copies of all application materials.

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

Carol F Hoge
James T Hoge
Property Owner's Signature — Date: 2/27/15

Agent's Signature — Date: 2/27/15

FOR OFFICE USE ONLY

DATE RECEIVED: 2/27/2015 FEE PAID: $400.00 REVIEWED BY:
✓ APPLICATION COMPLETE __ APPLICATION INCOMPLETE

COMPREHENSIVE PLAN AMENDMENT
FOR

JAMES TYLER OTEY HOGE, ETAL

BROOKSFIELD ROAD
TAX PARCELS #052-3 2; 052-1-20; 053-1-21; 053-1-22; 053-1-23; 053-1-24; 053-1-25

February 27, 2014

PREPARED FOR: CAROL F. HOGE AND
JAMES TYLER OTEY HOGE, ETAL
503 LINKOUS CIRCLE
BLACKSBURG, VA 24060

PREPARED BY: BALZER & ASSOCIATES, INC.
448 PEPPERS FERRY ROAD
CHRISTIANSBURG, VA 24073

HOGE PROPERTY – COMPREHENSIVE PLAN AMENDMENT

COMPREHENSIVE PLAN JUSTIFICATION

Description of Comprehensive Plan Amendment Request

Montgomery County has developed and maintained a Comprehensive Plan for the purpose of guiding growth and development in a manner that reflects the principles of the County, its governing body and its citizens. As stated in the Comprehensive Plan, the goal is "*to address the long-range development of a community, a county, or a region. They focus primarily on land use and land quality issues: where to locate industrial, commercial, or residential growth; how to protect the physical and historical environments; and where to site the nuts and bolts infrastructure (schools, roads, water and sewer lines, parks, and other community facilities).*" It is the intent of this application to amend the future land use map to better represent the residential potential of the subject property in keeping with the goals and objectives detailed in the Comprehensive Plan and the Prices Fork Village Plan.

The proposed amendment would remove approximately 172 acres of land that currently is designated as Resource Stewardship and change it to Low Density Residential within the Village Expansion Area. This property is a portion of what was the 469 acre Walnut Spring Farm also known as the Hoge Farm. This farm stretches from Glade Road, south to within approximately 675' of Prices Fork Road. It has been owned by the same family since 1855 and has been used primarily for agricultural uses as it is today. The property is currently being used for cattle and hay production as well as an equestrian facility. For years this farm had been in the Agricultural and Forestal District, however this designation was removed from the property in December 2011. Since that time, the Hoge family has permanently protected a 273 acre portion of this property by putting it in a Conservation Easement. The property designated as the Conservation Easement area is included in tax map parcels 39-A 18 and 39-A 18A. This easement area is bound by Glade Road to the north and extends to the south to include approximately sixty percent of the Hoge Pond. This protected 273 acres is the most environmentally sensitive portion of the farm as almost of mile Toms Creek flows through the property. It also includes the 1855 "House at Walnut Spring" which is listed on both the National and Virginia historic registers.

With the dedication of the Conservation Easement complete, the Hoge family hopes to begin the process of allowing a low density, single family residential subdivision to be developed on the remaining 172 acres. The property is currently zoned A-1 and would have to be rezoned in order to allow this type of subdivision. However, the Comprehensive Plan needs to be amended before approval of a rezoning application. The new designation requested, Low Density Residential in Village Expansion, would be in keeping with the surrounding land uses and current designations of several adjacent parcels. 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." These areas may contain a variety of residential housing types as well as appropriately scaled commercial uses that mainly cater to the local residents within the village area. They are also areas that typically have public water and sewer available to them or can access these utilities through redevelopment. This portion of the Hoge farm may well have been included in the Village Expansion area during the last Comprehensive Plan update due to its proximity to Prices Fork Road, potential access to public water and existing low density residential land uses adjacent to its boundaries. However, at the time of the update, the Hoge family still had plans to farm the land which is why it remained in Resource Stewardship.

An implementing zoning district to accomplish this type of subdivision would be the R1 designation which is the same zoning district as Sterling Manor. Sterling Manor is a single family subdivision that is representative of the anticipated development type of this property as it has public water but no public sewer. Since those lots have septic systems, lot sizes range from three quarters of an acre up to two acres. While no conceptual masterplan has been developed for the subject property at this time, a similar density is likely as long as public sewer is unavailable to the property. Certainly, the overall density designation of 2 units per acre in Low Density Residential is more than adequate for this property. As part of the preliminary review of the property, a trip generation study was done to determine if a VDOT TIA would be required. As a conservative estimate we took the total acreage of 172 acres multiplied by 2 units per acre which equals 344 total lots. The ITE Trip Generation manual estimates 3,230 average daily trips from 344 single family detached homes which is well below the 5,000 average daily trips threshold that triggers the TIA requirement. Realistically if all lots end up on septic systems as currently planned, there would be virtually no way to achieve this high number of lots once roads, open space and stormwater management are designed.

Below are some of the elements of this property and request that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** for Village Expansion.

PLU 1.6.3 Village Expansion Area Land Use:
a. 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.
Village expansion areas are adjacent to existing villages where appropriate new development can be accommodated while retaining the viability and character of the historic village core.
The property is adjacent to the existing Prices Fork Village and Village Expansion area and would be developed in a compatible way with the existing village.

b. A mix of appropriately scaled residential, non-residential and community uses are anticipated in Village Expansion Areas.
Housing units constructed in a future development on this property would be appropriately scaled for the area.

PLU 1.6.4 Village Expansion Area Community Design:
a. From an area wide or large-scale project perspective, gross densities in Village Expansion Areas may range up to 2.0 dwelling units per acre.
As public sewer is not available to the property, a density of 2 units per acre will be more than adequate for the future development of the property.

b. Compact development and a range of housing types are encouraged in Village Expansion Areas as long as new development is sensitive to existing village character and design.
Public sewer would be required to allow for a compact development option on this property. A future developer could be interested in this option if sewer were provided, however the overall property density of 2 units per acre would still be required.

c. Development in Village Expansion Areas should be designed to complement and augment the historic character and development pattern of the adjacent existing village by becoming a natural "extension" of the existing village. New development in the expansion areas should relate closely to the existing village and should be an "organic" continuation of the historic fabric of the village. Design element should include a generally interconnected street network, define open spaces that serve as "exterior rooms," multiple uses within a single building, multiple uses adjacent to one an-other, building fronts set close to the street, comfortable and safe pedestrian access between sites and along sidewalks, on-street parking, and parking lots and garages located behind buildings.
The subject property does represent a natural, organic continuation of the Village Expansion area. When looking at the Village Future Land Use map, this property is a noticeable missing piece of the Village. The inclusion of this parcel should certainly strengthen the overall fabric of the Village.

d. Development in Village Expansion Areas should be designed to preserve critical historic resources.
The Hoge family has put the Existing Historic house in a permanent Conservation Easement.

e. Development in Village Expansion Areas should be designed to preserve critical natural, open space, scenic landscape resources.
The Hoge family has put 272 acres of their farm in a permanent Conservation easement that includes a large stretch of Toms Creek and its associated floodway.

PLU 1.6.5 Village Expansion Area Facilities and Utilities:
a. Extensions of sewer and water lines from existing villages into Village Expansion Areas will be permitted in accordance with the adopted Comprehensive Plan Amendment for each village.
Public water is located in Prices Fork Road and could be extended to the property through a public utility easement or future right of way. Public Sewer is not currently available to the property.

c. Roads serving new development in Village Expansion Areas should be designed to tie into and enhance the existing street network serving the adjacent village. New roads and road improvements and should be designed to accommodate pedestrians as well as motor vehicles, rather than allowing motor vehicles to cause and unsafe and unpleasant pedestrian environment.
Any roads built within a new development will be constructed per VDOT and County standards and will allow for pedestrian accommodations.

There are also several elements of the property that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Prices Fork Village Area** are the following:

PFV 1.1.1 Overall Gross Density for the Village Planning Area. *The overall density of the village planning area should never exceed two (2) dwellings per gross acre at full build-out (not expected to occur for at least two or three decades).*
If the property is amended to Low Density Residential, it would meet the general guidelines of 2 dwelling per acre.

PFV 1.1.2 Compatibility is Fundamental. *The density, type and character of new development must be compatible with the existing village, the vision of the village's future, and be generally consistent with the Land Use Plan Map. New development must be compatible with the traditional forms and architectural character of the village.*
Future homes constructed on this property would be compatible with the village character.

PFV 1.1.4 A Variety of Housing Types Should be Built. *The County will encourage a variety of housing types, costs and net densities, in order to provide high quality housing for a range of ages and income levels. Most housing will be single-family detached units, but may include accessory units, small single-family detached dwellings, and apartments on the second floor levels of employment or civic buildings, and housing for elderly citizens.*
Housing on this property is anticipated to be single family detached dwellings.

PFV 1.1.6 Proffers Are Expected to Mitigate Impacts. *Any rezoning to a higher intensity of land use, particularly residential land uses, will be expected to provide proffers of land, infrastructure and/or funding to off set the impacts of the development, particularly on capital facilities such as roads, parks, schools and public safety.*
Any proposed proffers for this property would be submitted with a future rezoning request.

PFV 1.3.5 Street and Walking Connections. *New development should provide street and pedestrian path connections within the site and to adjacent properties, including "stub" connections to the property line of sites that are planned but not yet rezoned or developed.*
Any future development will follow VDOT and County requirements concerning sidewalks, trails and other pedestrian facilities.

PFV 1.5.1 Preserve Views. *Except in the Historic Core, as development occurs along the corridor, site new buildings away from the existing roadway so that they are at a low enough elevation to preserve the views of the surrounding farms, forests and mountains.*
Future development of this parcel will preserve northern views from Prices Fork Road.

PFV 1.5.3 Manage Access. *Develop and implement an access management plan along Prices Fork Road to limit the number of access points on the road, consistent with the land use and design policies for this corridor.*
Any new entrance locations would require approval by the County and VDOT at the time of any future rezoning.

PFV 1.5.4 Encourage Connectivity. *Encourage interparcel connections between all sites along Prices Fork Road for both vehicles and pedestrians, including making new connections to existing neighborhoods that need better and safer access, such as Montgomery Farms.*
Potential future connections could occur through the subject parcel.

PFV 6.1 Preserve Floodplains. *The County will encourage preservation of the 100-year floodplains in their natural state to protect against floods and to function as an integral part of the County's network of open space.*
As stated earlier in this application, the property owners has permanently protected 272 acres of property on their farm in a Conservation Easement which includes the entire portion of Toms Creek and its associated floodplain that goes through their property.

PFV 6.2 Preserve Buffers Adjacent to Floodplains and Karst Formations. *The County will encourage the preservation of a natural riparian "buffer strip" adjacent to floodplain areas and setback buffers from Karst sinkholes, in order to protect and enhance water quality and to maintain wildlife habitat areas adjacent to stream corridors.*
A full buffer strip has been identified along the protected portion of Toms Creek and its floodplain as part of the Conservation Easement.

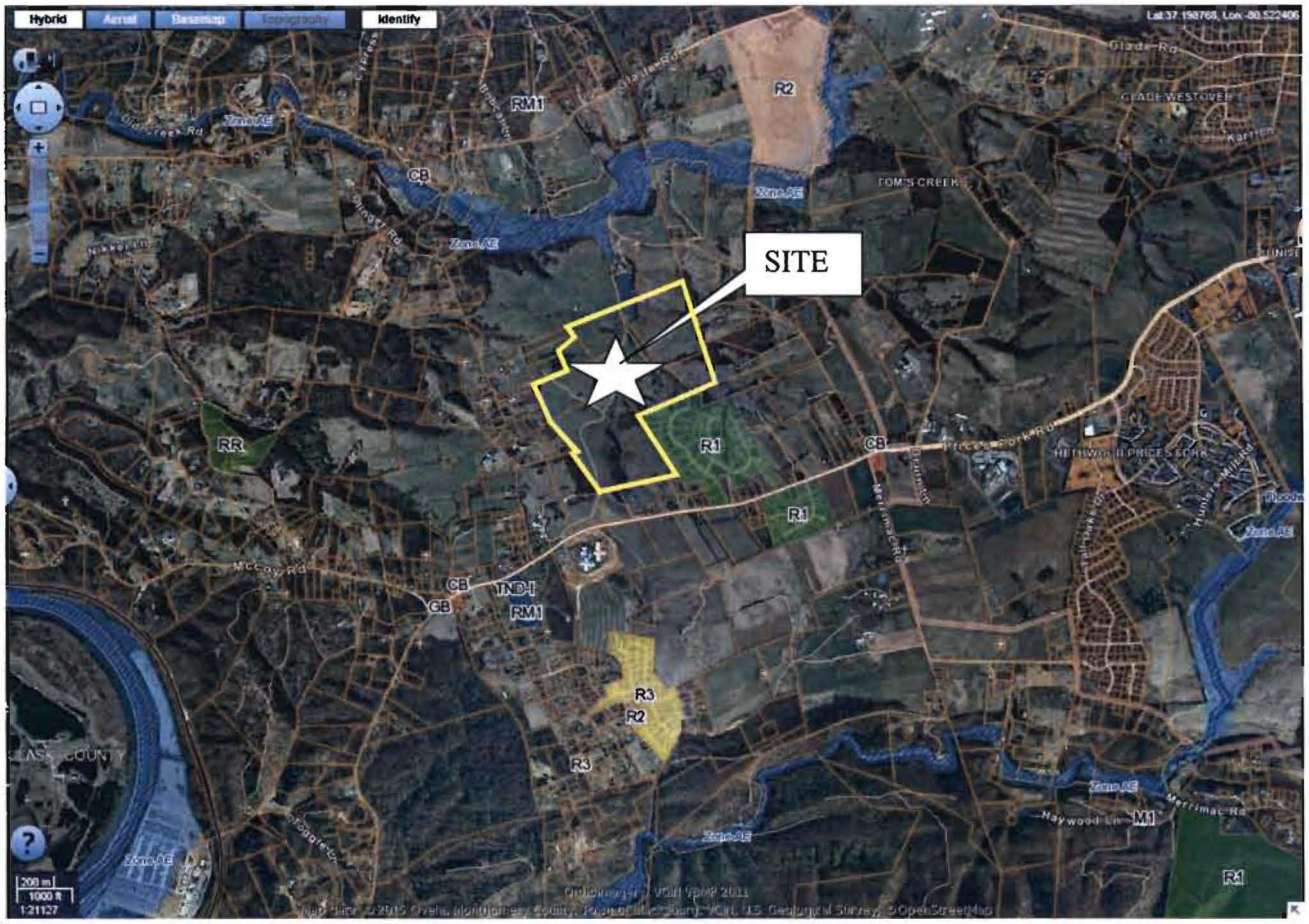
PFV 9.2 Pocket and Neighborhood Parks and Green Spaces. *Encourage developers to provide pocket and neighborhood parks and green spaces in their development designs.*
Open space and parks will provided to serve the residents of the future development.

PFV 10.7 Construct Roads in Conjunction with Rezoning Approvals. *Require development applicants to dedicate right-of-way and build their portion of new roads, in*
Future development will construct any road improvements for that development as required by the County and VDOT in conjunction with the development proposal.

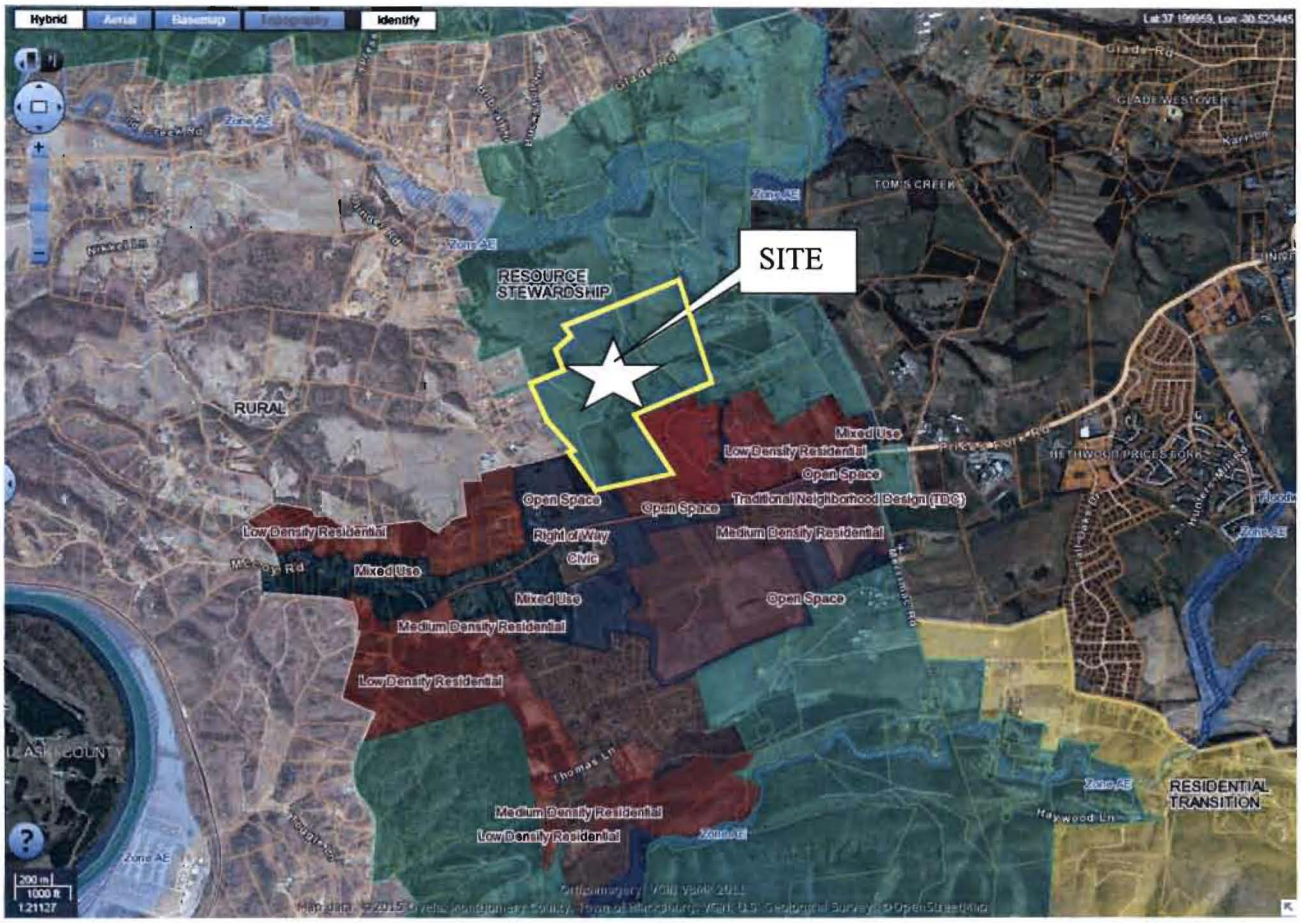
PVF 11.1 Extent Public Water and Sewer Service. *The County will provide and manage public water and sewer service for Prices Fork. The County will require that new development connect to these systems and will prohibit new private wells and septic systems.*
Any new development would be required to connect to public water. Public sewer is currently not available to the property.

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 could be extended to the property for future service.

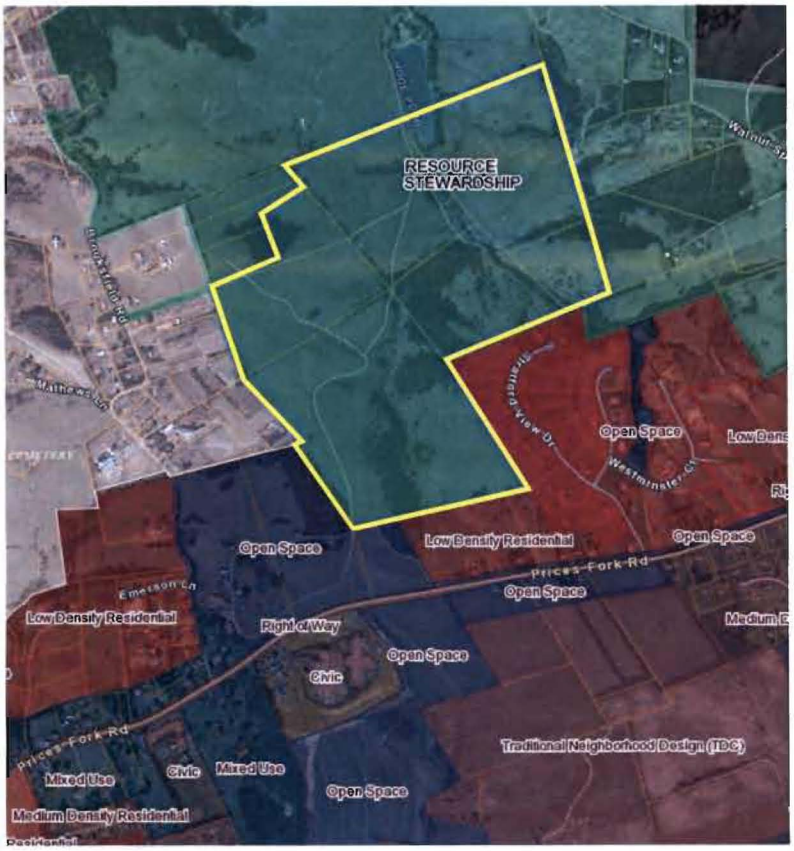
PFV 11.5 Underground & Buried Utilities. *Require developers to place utilities underground in all new developments.*
New utilities resulting from the development of this site will be installed underground.

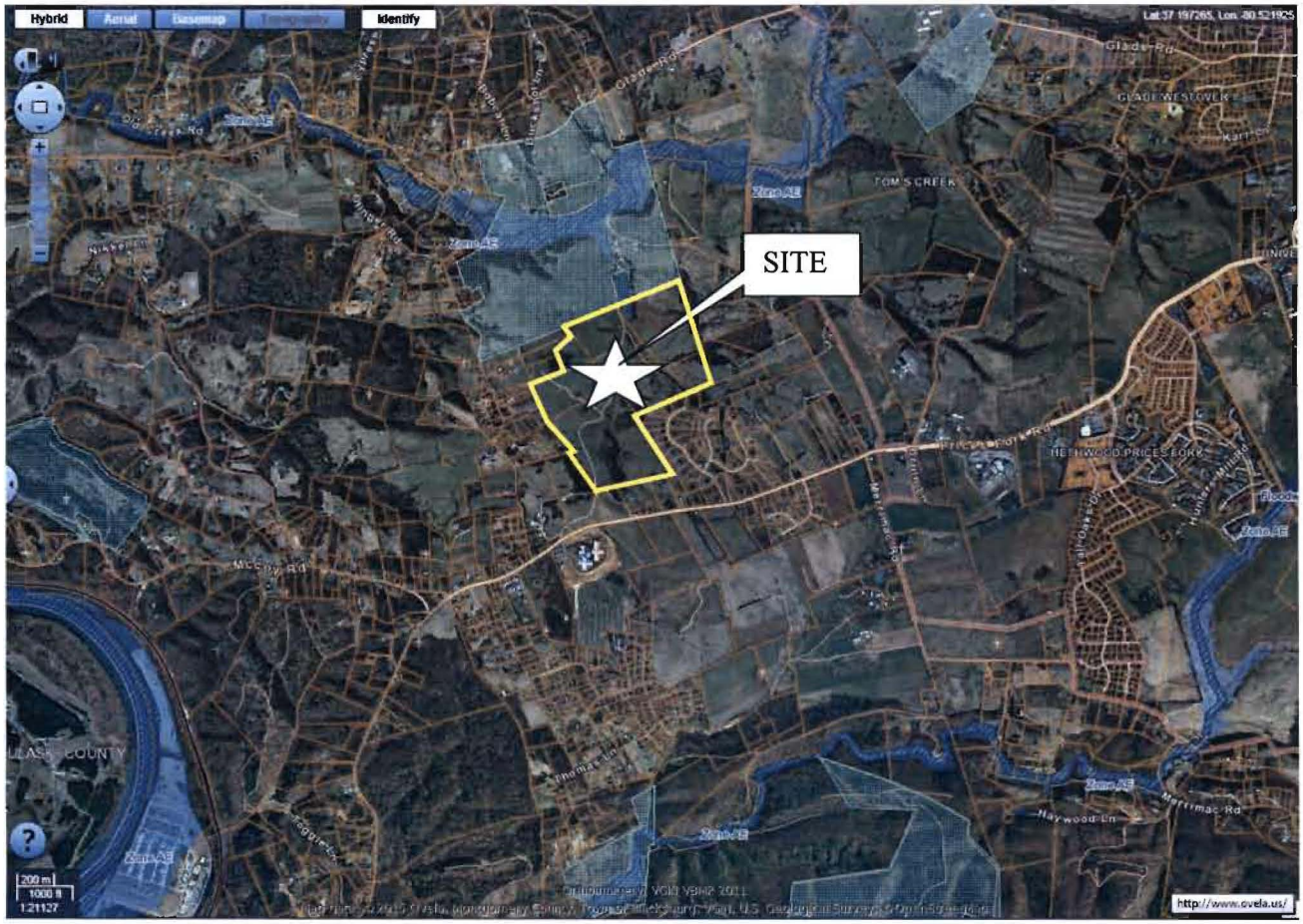


EXISTING ZONING MAP



FUTURE LAND USE MAP



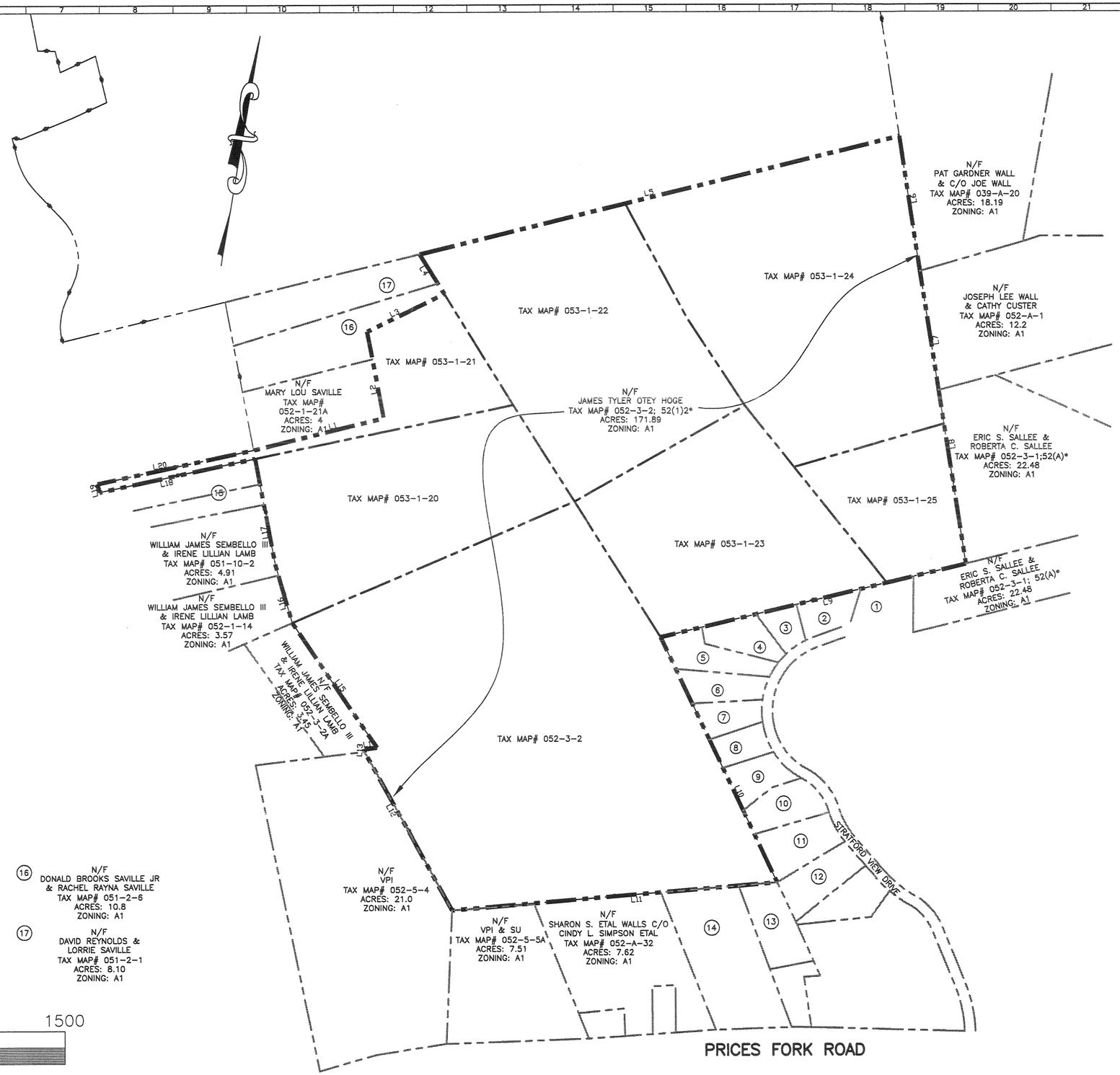


CONSERVATION EASEMENT MAP

Line Table		
Line #	Length	Direction
L1	623.077	N67° 42' 03.00"E
L2	409.220	N19° 22' 21.00"W
L3	397.840	N55° 21' 12.00"E
L4	215.990	N40° 22' 39.00"W
L5	2303.773	N67° 42' 03.00"E
L6	366.336	S17° 26' 54.00"E
L7	849.776	S17° 26' 54.00"E
L8	790.550	S17° 33' 34.00"E
L9	1466.710	S68° 00' 03.00"W
L10	1260.250	S34° 02' 15.00"E
L11	1522.600	S76° 35' 10.00"W
L12	838.460	N37° 22' 13.00"W
L13	12.110	N4° 38' 20.00"W
L14	57.040	N73° 33' 31.00"E
L15	699.560	N42° 42' 31.00"W
L16	281.560	N24° 52' 01.00"W
L17	500.000	N19° 22' 21.00"W
L18	736.810	S69° 14' 01.00"W
L19	40.020	N23° 05' 33.00"W
L20	739.438	N69° 14' 01.00"E

NOTE:
THIS DRAWING HAS BEEN PREPARED FROM TAX RECORDS, DEEDS AND GIS INFORMATION. A FIELD BOUDARY SURVEY HAS NOT BEEN PERFORMED.

1. N/F DAVID ERIC CARSON VANCE & CATRIONA OPAL VANCE TAX MAP# 052-11-18 ACRES: 1.90 ZONING: R1
2. N/F BRIAN K. GRAVES & INA C. GRAVES TAX MAP# 052-11-17 ACRES: 1.05 ZONING: R1
3. N/F KENNETH R. CROUCH & DONNA M. CROUCH TAX MAP# 052-11-16 ACRES: 0.72 ZONING: R1
4. N/F CHERIE COINER DURBAN TAX MAP# 052-11-15A ACRES: 1.13 ZONING: R1
5. N/F MAYNARD R. COINER & JOYCE H. COINER TAX MAP# 052-11-15 ACRES: 1.53 ZONING: R1
6. N/F TAO LIN & XING YING LI TAX MAP# 052-11-14 ACRES: 1.19 ZONING: R1
7. N/F DEBORAH L. ECHOLS & ROBERT E. CHILES IV TAX MAP# 052-11-13 ACRES: 0.96 ZONING: R1
8. N/F ANDREW R. ANKRUM & AMY M. ANKRUM TAX MAP# 052-11-12 ACRES: 0.88 ZONING: R1
9. N/F MARK R. MATHENA & JANYNE D. MATHENA TAX MAP# 052-11-11 ACRES: 1.049 ZONING: R1
10. N/F CHARLES J. FORD III TAX MAP# 052-10-7 ACRES: 1.32 ZONING: R1
11. N/F DWAYNE A. COPENHAVER & KRISTINE F. COPENHAVER TAX MAP# 052-10-6 ACRES: 1.52 ZONING: R1
12. N/F ROBERT L. FRAZIER & BRENDA C. FRAZIER TAX MAP# 052-10-5 ACRES: 1.49 ZONING: R1
13. N/F MACK W. BROWN & KAREN BEDWELL BROWN TAX MAP# 052-A-30C ACRES: 2.05 ZONING: A1
14. N/F REECE STEVE BEDWELL TAX MAP# 052-A-30 ACRES: 5.01 ZONING: A1
15. N/F LARRY N. SMITH TRUST & JANET Y. SMITH TRS TAX MAP# 051-2-8,9 DEEDED ACRES: 0.0 ZONING: A1
16. N/F DONALD BROOKS SAVILLE JR & RACHEL RAYNA SAVILLE TAX MAP# 051-2-6 ACRES: 10.8 ZONING: A1
17. N/F DAVID REYNOLDS & LORRIE SAVILLE TAX MAP# 051-2-1 ACRES: 8.10 ZONING: A1



500 0 500 1000 1500

Scale 1" = 500'

BALZER AND ASSOCIATES INC
REFLECTING TOMORROW
www.balzer.cc
New River Valley
Richmond
Roanoke
Staunton
Harrisonburg
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS
Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

HOGE PROPERTY

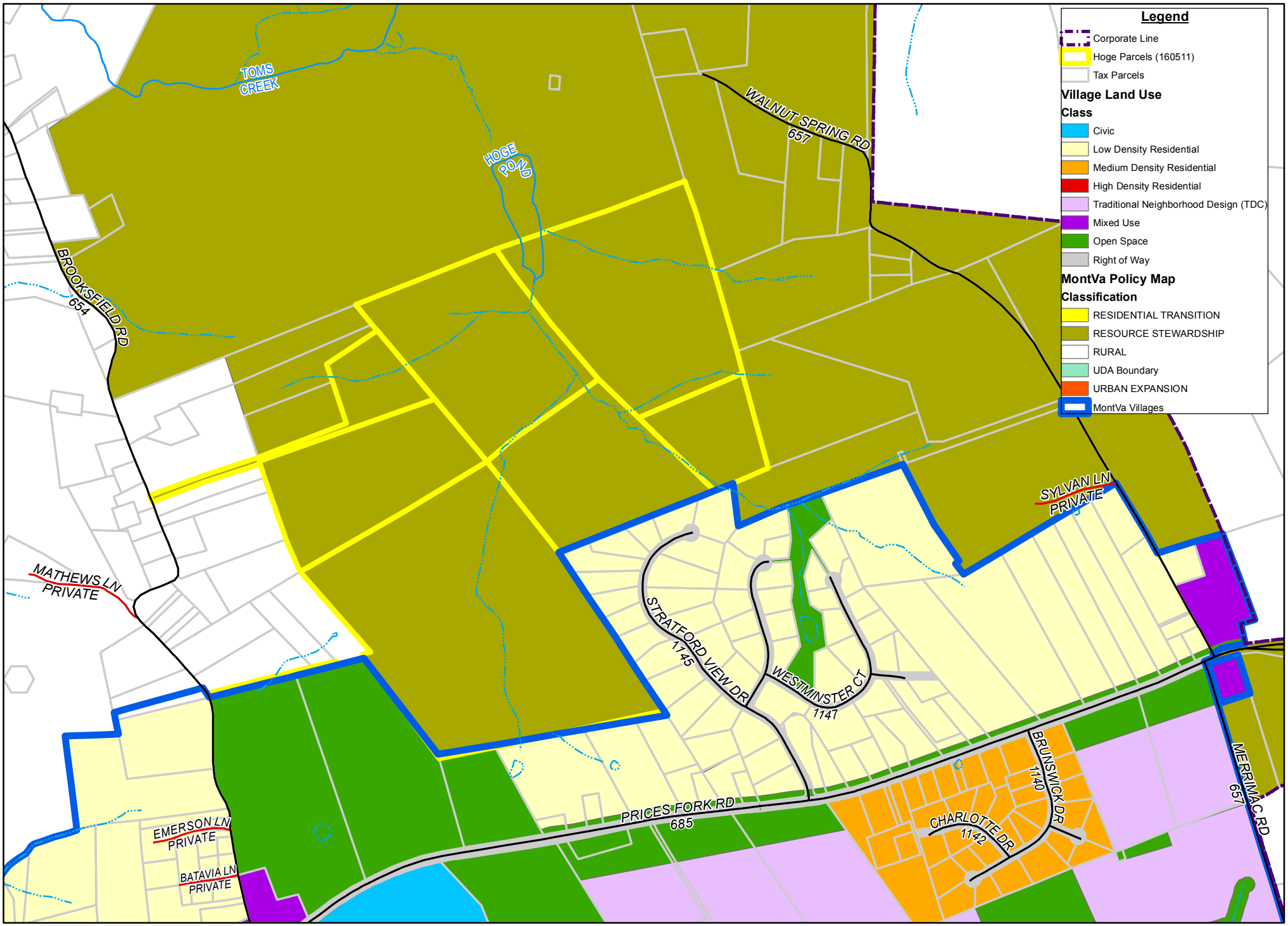
COMPREHENSIVE PLAN PARCEL EXHIBIT

PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JCK
DESIGNED BY JCK
CHECKED BY SMS
DATE 2/27/15
SCALE 1" = 500'
REVISIONS:

SHEET NO. 1

JOB NO. B1000066.00

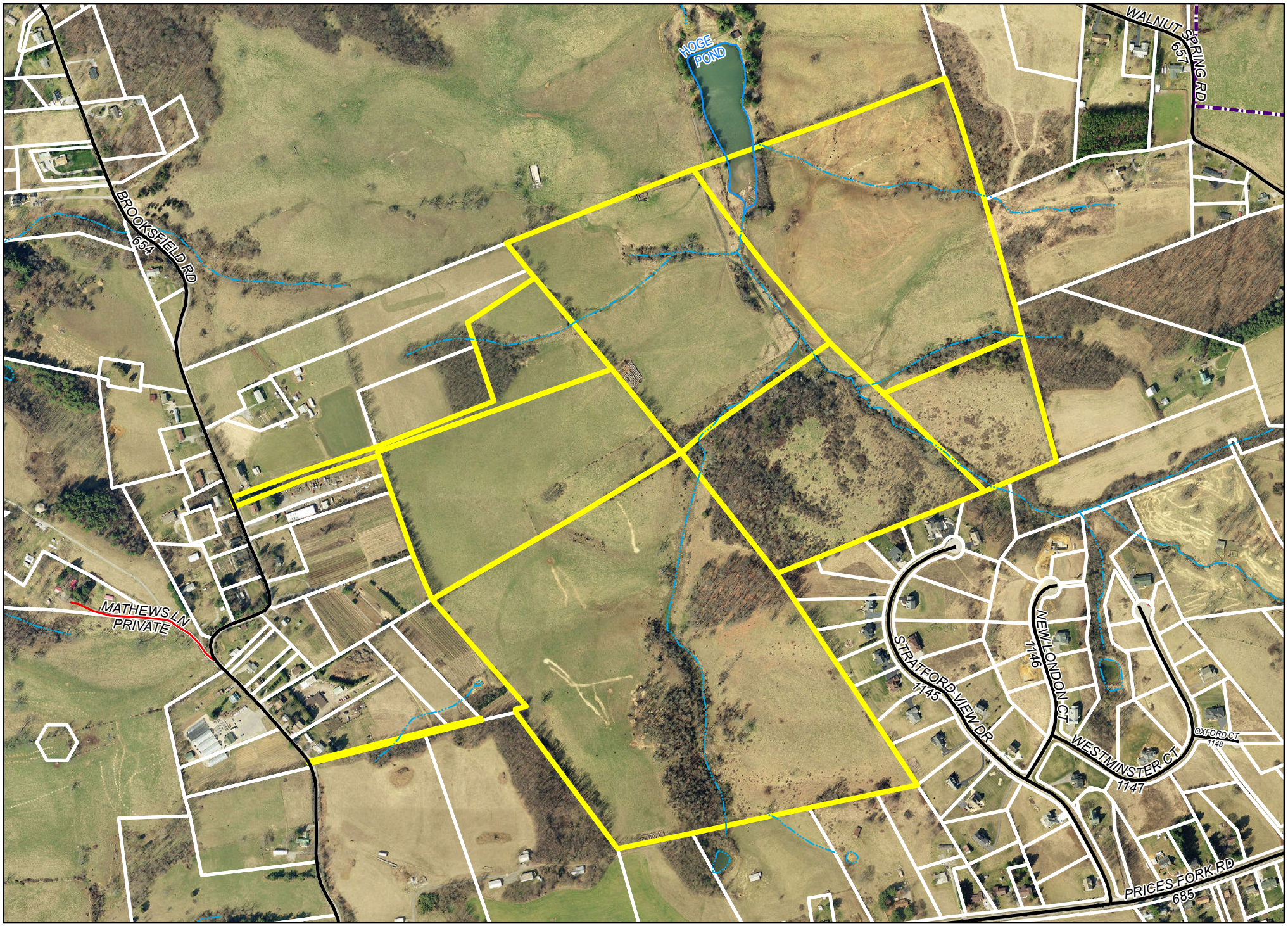


Map Prepared by Montgomery County, Va
Planning and GIS Services, 05/13/2015

Hoge Property (160511)

0 200 400 800 1,200 1,600
Feet

N W E S

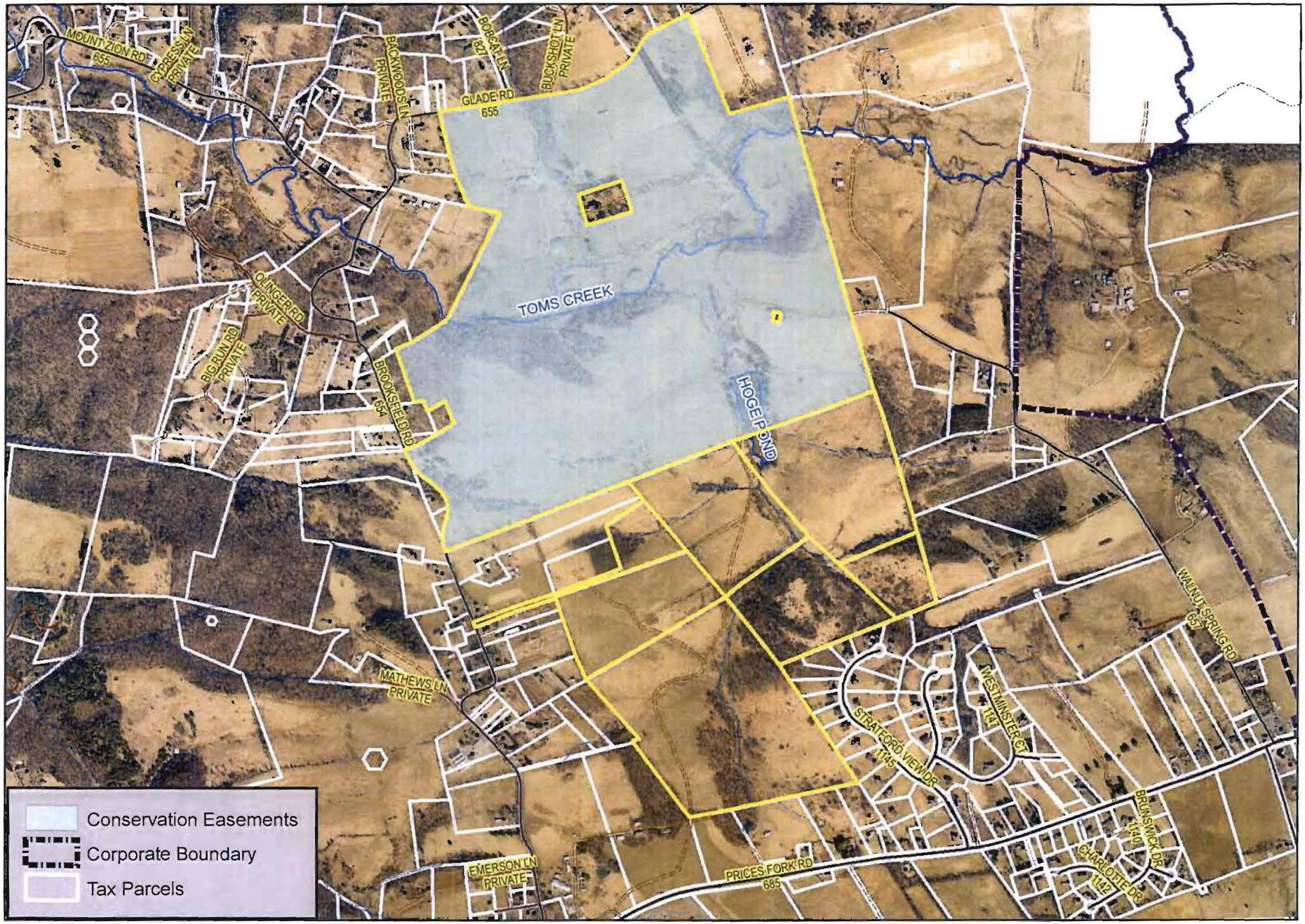


Map Prepared by Montgomery County, Va
Planning and GIS Services, 05/13/2015

Hoge Property
(160511)

0 150 300 600 900 1,200
Feet

N
W E
S



Map Prepared by Montgomery County, Va
Planning and GIS Services, 5/13/2015

Hoge Property (160511)

0 700 1,400 2,100 Feet

N W E S

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 11th DAY OF APRIL, 2005 AT 7:15 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

ORD-FY-05-26
AMENDMENT TO SECTION PLU 1.1.1.
OF THE MONTGOMERY COUNTY
2025 COMPREHENSIVE PLAN
TO ESTABLISH A POLICY FOR THE
PERIODIC CONSIDERATION OF CHANGES
TO PLANNING POLICY AREA DESIGNATIONS

On a motion by Mary W. Biggs, seconded by Steve L. Spradlin and carried unanimously,

WHEREAS, The 2025 Comprehensive Plan Policy Map designates Planning Policy Areas. These Planning Policy Areas establish boundaries for distinct urban and rural areas and identify preferred development patterns in order to:

1. promote growth where it can be supported by infrastructure improvements,
2. maintain existing community character, and
3. preserve agriculture, forestry, and related uses where most appropriate based on natural resources and where existing development and land use patterns support the continuation of these uses, and

WHEREAS, PLU 1.1.1 of the 2025 Comprehensive Plan calls for the development of a policy for the periodic consideration by the county of landowner requests to change Planning Policy Area designations.

NOW, THEREFORE, BE IT RESOLVED, That the Board of Supervisors of Montgomery County, Virginia does hereby amend PLU 1.1.1 of the 2025 Comprehensive Plan as follows:

PLU 1.1.1 Policy Area Designations: The amendment ~~Develop a~~ policy for the periodic consideration by the county of ~~landowner~~ requests to change policy area designations in the Comprehensive Plan includes the following:

a. **Initiation of Amendment Requests** - Amendment requests to change the designation of Planning Policy Areas may be initiated by the Landowner, Planning Commission, or Board of Supervisors.

Amendment requests from landowners, the Planning Commission and the Board of Supervisors are accepted and processed semi-annually between February 1st and March 1st and between August 1st and September 1st each year commencing August 1, 2005. In

addition, the Planning Commission and Board of Supervisors may initiate amendments that concern a particular village during the consideration of each of the six village plans.

b. **Criteria for Amendments** – A request to change the designation of a particular Planning Policy Area shall be approved only if one or more of the following criteria are met:

- The subject property was misinterpreted or overlooked in the comprehensive plan.
- Conditions have changed substantially since the last comprehensive plan update necessitating a change (e.g., changes in surrounding land use or economic conditions).
- An undue hardship exists which substantially limits the use of the subject property.
- The amendment will effectively aid in the implementation of other goals of the comprehensive plan.

Amendment requests are considered based on the preceding qualifications.

c. **Consideration of Amendments** - All amendment requests shall be forwarded to the Planning Commission. The Planning Commission shall give notice in accordance with Section 15.2-2204 of the Code of Virginia, and hold a public hearing on all amendment requests. After the public hearing, the Commission shall approve, amend and approve or disapprove the amendment to the plan. The Commission shall by resolution make its recommendation known to the Board of Supervisors.

The Board of Supervisors shall give notice in accordance with Section 15.2-2204 of the Code of Virginia, and hold a public hearing on the request. The Board of Supervisors shall take action to approve, amend and approve or deny the amendment request within ninety (90) days of the Planning Commission's recommending resolution.

Additions shown in underline
Deletions shown in ~~double strikethrough~~

The vote on the foregoing ordinance was as follows:

AYE	NAY
James D. Politis	None
John A. Muffo	
Mary W. Biggs	
Steve L. Spradlin	
Annette S. Perkins	
Doug Marrs	
Gary D. Creed	

ATTEST: B. Clayton Goodman, III

B. Clayton Goodman, III
County Administrator