MONTGOMERY COUNTY
PLANNING COMMISSION
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

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

FROM: Robert Miller, Chair
Montgomery Co. Planning Commission

DATE: June 15, 2015

SUBJ: Request **Gary and Linda M. Creed (Agent: Balzer & Associates, Inc.)** to rezone approximately 2.42 acres from Agricultural (A-1) to Residential (R3), with proffered conditions, to allow the creation of seven (7) single family residential parcels. The property is located on the Northeast corner of the Roanoke Rd (Rte 11/460) and Crozier Rd (Rte 833) intersection; identified as Tax Parcel Nos. 059-2-1C, 1D (Parcel Nos. 035191 and 200068) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Medium Density Residential within the Elliston/Lafayette Village Plan with a proposed gross density of four (4) dwelling units per acre.

During our meeting on June 10, 2015 the Planning Commission held a public hearing on the applicant's request for rezoning 2.42 acres from Agriculture (A-1) to Residential (R-3), to allow the creation of seven (7) single family residential parcels. Commissioners felt the proposed use was consistent with the Montgomery County 2025 Comprehensive Plan as well as the Elliston Lafayette Village Plan, and that the proposed rezoning meets the goals and objectives of the future land use for this area.

Ten (10) members of the public spoke at the Planning Commission public hearing- none spoke in favor. Speakers voiced their concerns regarding the proposed density and compatibility of the proposed rezoning with the area. Several speakers also discussed diminished views, property values, and potential storm water issues. In addition, letters of opposition were presented at the meeting from members of the public that could not be present. Staff has provided those to you along with the documents that were prepared in our review.

Commission members discussed the status of the existing access to adjoining properties, storm water issues occurring in the nearby subdivision, and the projected density. While the density is higher than what exists in the immediate area, the proposed development will connect to public water and sewer which provides for the smaller lot sizes.

Upon a motion, duly seconded and carried by a 6-1 vote (Katz opposed, Hirt and Allen absent), the Planning Commission recommended **approval** of the request with the following proffered conditions:

1. The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available.

2. If the property is developed such that onsite stormwater management or common open space is provided to benefit the project, a homeowners association will be established to permanently maintain these common elements. Documentation establishing the Homeowners Association and any associated bylaws and covenants and restrictions shall be reviewed and approved by the County Attorney.
3. Any subdivided lots must front on a newly created, publically maintained road with a single entrance on State Route 833, Crozier Road. Any new subdivision roads and/or entrances must be approved by the Virginia Department of Transportation prior to any site plan approval or subdivision plat approval.
4. There shall be no more than seven (7) single family residential lots developed on the subject parcels.

Enclosures: Staff Analysis with Associated Materials
Updated Proffer Statement
Letters of opposition received at PC Public Hearing

GARY D. AND LINDA M. CREED – CROZIER ROAD SUBDIVISION
REZONING PROFFER STATEMENT

Dated: May 1, 2015
Revised: June 1, 2015

Proffer Statement for a requested rezoning application of Tax Parcel #059-2 1C and Tax Parcel #059-2 1D located on Crozier Road.

The owner/applicant hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

1) The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available.

2) If the property is developed such that onsite stormwater management or common open space is provided to benefit the project, a homeowners association will be established to permanently maintain these common elements. Documentation establishing the Homeowners Association and any associated bylaws and covenants and restrictions shall be reviewed and approved by the County Attorney.

3) Any subdivided lots must front on a newly created, publically maintained road with a single entrance on State Route 833, Crozier Road. Any new subdivision roads and/or entrances must be approved by the Virginia Department of Transportation prior to any site plan approval or subdivision plat approval.

4) There shall be no more than seven (7) single family residential lots developed on the subject parcels.

_____

GARY D. CREED - **Applicant** Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by:
_____ of Montgomery County.

_____
Notary Public

My commission expires _____

_____

LINDA M. CREED - **Applicant** Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by:
_____ of Montgomery County.

_____
Notary Public

My commission expires _____

Seneca Baptist Church

Dr. John S. Collins, Pastor
8572 Roanoke Road ♥ Elliston, Virginia 24087 ♥ (540)268-1944

Fundamental
♥
Local Church Oriented
♥
King James Version Bible
♥
Soulwinning
♥
Tract Ministry
♥
Missions Emphasis
♥
Bus Ministry
♥
Youth Ministry
♥
Children's Church

Department of Planning and GIS Services
Montgomery County Virginia.
Brea Hopkins, Development Planner

Attn: Board of Supervisors

My name is John Collins and my wife and I live at 1310 Crozier Court, Elliston, Va.

I am writing in reference to the purposed rezoning of our neighborhood. I am opposed to the zoning changes that are being proposed and I would request that you consider our position, as a neighborhood, to reject the purposed changes to this area.

Thank you for considering this letter.

John S. Collins

John S. Collins

A Heart For Missionaries

And He said unto them, Go ye into all the world, and preach the gospel to every creature. Mark 16:15

Date: 6-10-15

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

Dear Members of the Board:

I am unable to be there at the Wednesday, June 10th meeting due to prior commitments.

I am a home owner in this area and I strongly oppose the rezoning of this land to develop 7 houses.

It is my understanding that there is another proposal to develop this land with 2 houses - I would be able to support that.

I appreciate the opportunity to voice my opposition to this plan and your time and consideration into this matter.

Sincerely,

Gary J. Wilson

Name Gary J. WILSON

Address: 1340 BRONCO LN. ELLISTON VA. 24087

Phone #: 540-268-5155

Date: 6/10/15

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
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I appreciate the opportunity to voice my opposition to this plan and your time and consideration into this matter.

Sincerely,

Cathy Wilson

Name Cathy Wilson

Address: 1340 Bronco Lane, Elliston, Va 24087

Phone #: 540-268-5155

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Beverly Able

Name Beverly Able

Address: 4650 Crozier Rd / Bronco Lane
Elliston, VA 24087

Phone #: 540-816-0161 (c)
540-268-5381 (h)

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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Crozier Road – Elliston, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name STEVE CARSON

Address: 4450 CROZIER RD
ELLISTON VA 24087

Phone #: 540-204-2741

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

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Thank you.

Name Daniel & JoAnn Lilly

Address: 4686 Crozier Rd
Elliston Va, 24087

Phone #: _____

June 10, 2015

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Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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Thank you.

Name Jerry S. Wilson

Address: 1360 Bronco Ln.
Elliston VA

Phone #: 540-262-7255

June 10, 2015

Montgomery County Board of Supervisors
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755 Roanoke Street
Christiansburg, VA

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Thank you.

Name C. Yvonne Wilson

Address: 1360 Bronco Ln.
Elliston, Va.

Phone #: 540-268-7155

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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Thank you.

Name

Address: 1330 Crozier Ct
Elliston, VA 24087

Phone #: 540 268 1290

June 10, 2015

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Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name PHILLIP SHEPHERD & Sylvia Shepherd

Address: 1331 CROZIER CT
ELLISTON, VA

Phone #: 540-797-6734

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

Dear Members of the Board:

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Renee Smith

Address: Crozier Court

Phone #: 540-392-2404

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

Dear Members of the Board:

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Elisa Bond

Address: 1320 Crozier Ct
Elliston, Va. 24087

Phone #: 808-9690

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

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Thank you.

Name Joe Bond

Address: 1320 Crozier Ct
Elliston, Va 24087

Phone #: 808-5585

June 10, 2015

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755 Roanoke Street
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Crozier Road – Elliston, VA

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Thank you.

Name _____

Address: _____

_____

Phone #: _____

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Carie Kingery

Address: 1355 Crozier Ct
Elliston VA 24087

Phone #: 525-3266

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

Re: Rezoning property
Crozier Road – Elliston, VA

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Thank you.

Name Tim Kingery

Address: 1355 Crocer Ct

Elliston VA 24087

Phone #: 815-3752

June 10, 2015

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Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Amanda Starkey

Address: 1354 Crozier Ct

Elliston VA 24087

Phone #: 553-6747

June 10, 2015

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Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Chris + Leslie Sisson

Address: 4656 Crozier Road

Elliston, VA 24087

Phone #: (540) 589-1933

June 10, 2015

Montgomery County Board of Supervisors
Montgomery County Department of Planning and GIS Services
755 Roanoke Street
Christiansburg, VA

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Crozier Road – Elliston, VA

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I appreciate the opportunity to voice my opposition to this plan and for your time and consideration into this matter.

Thank you.

Name Connie Wilson

Address: 1360 Bronco Lane

Elliston, Va 24087

Phone #: 703-297-1575

MONTGOMERY COUNTY DEPARTMENT OF PLANNING & GIS SERVICES
PLANNING
GIS & MAPPING
755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

MEMORANDUM

TO: Planning Commission

FROM: Planning Staff

DATE: June 1, 2015 for June 10, 2015 Public Hearing

RE: **Staff Analysis (RZ-2015-12945)**

Request by **Gary and Linda M. Creed (Agent: Balzer & Associates, Inc.)** to rezone approximately 2.42 acres from Agricultural (A-1) to Residential (R3), with proffered conditions, to allow the creation of seven (7) single family residential parcels. The property is located on the Northeast corner of the Roanoke Rd (Rte 11/460) and Crozier Rd (Rte 833) intersection; identified as Tax Parcel Nos. 059-2-1C, 1D (Parcel Nos. 035191 and 200068) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further described as Medium Density Residential within the Elliston/Lafayette Village Plan with a proposed gross density of four (4) dwelling units per acre.

I. NATURE OF REQUEST

The applicants, Gary and Linda M. Creed (Agent: Balzer & Associates), are requesting rezoning approximately 2.42 acres from Agricultural (A-1) to Residential (R-3), with proffered conditions, to allow the creation of up to seven (7) single family residential parcels.

II. LOCATION

The subject property is located on the Northeast corner of the Roanoke Rd (Rte 11/460) and Crozier Rd (Rte 833) intersection; identified as Tax Parcel Nos. 059-2-1C, 1D (Parcel Nos. 035191 and 200068) in the Shawsville Magisterial District (District C). The properties directly adjoining the applicant's parcel to the north, east and south are currently zoned Agricultural A-1. There are properties at the on the North East side of Crozier Rd zoned Residential (R-1).

III. BACKGROUND

Gary & Linda Creed, previously rezoned property on Crozier Ct. and created eleven (11) lots for single family dwellings. Since that time, the subdivision has built out and the applicant's desire is to offer additional lots for development. The subject properties are currently undeveloped and are open fields (see attached photos). The surrounding properties are zoned Agricultural (A-1); however, are residential in nature and contain a variety of single family dwellings (see attached zoning and aerial map).

IV. IMPACTS

The impacts associated with rezoning the property are discussed below. The proposed use of the property, if the rezoning application is granted, is to allow the creation of up to seven (7) single family residential lots and the required infrastructure to support them, such as a publically maintained road and stormwater facilities. The existing Agricultural (A-1) designation would permit a total of 2 dwelling units. Those dwellings could be constructed as stickbuilt, modular, or manufactured housing (singlewide, doublewide, etc.). Residential (R-3) zoning would not allow manufactured dwellings and the owner has proffered single family residences; therefor, duplexes would not be permitted. Attached are the data sheets outlining the potential uses for each district.

Transportation

The owner has proposed to construct a new state maintained road to serve the new lots. This road will be accessed from a single entrance on Crozier Road (Route 833) which serves other residential properties and Eastern Montgomery High School.

By letter dated May 18, 2015, Paul J. Brown, VDOT Land Use Engineer stated an exception would be required to allow the secondary street as proposed due to the proximity to the Roanoke Road intersection. The applicant will need to proceed with the VDOT exception request policy to determine if the project qualifies for this exception. The letter further states additional secondary street locations, connectivity, and pedestrian accommodations should be discussed in more detail.

The final location and design of the road will be reviewed and approved through VDOT.

Infrastructure

Bob Fronk, PSA Director, issued a letter on April 21, 2015 stating the property does have access to public water and sewer service which is located along Crozier Road; however, a sewer main extension may be required based on the configuration of the lots. This will be reviewed and permitted through site plan process, ensuring that the infrastructure meets the PSA's requirements for connection and maintenance.

Schools

Mr. Daniel Berenato, Facilities & Planning Director for Montgomery County Public Schools issued a letter on May 26, 2015 stating the proposed development has the potential to add approximately three students to the Eastern Montgomery school strand. Currently all schools in that area are below capacity; therefore, the impact would be minimal.

Environment

The subject property does not lie within a FEMA designated flood zone; however, is located in an area known for shrink swell soils. The building official will require a soil test prior to permitting construction on the property.

V. COMPREHENSIVE PLAN

The subject property is in an area designated "Village Expansion" in the 2025 Comprehensive Plan and further described as "Medium Density Residential" within the Elliston/Lafayette Village Plan.

According to section PLU 1.6.3 of the Montgomery County 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. 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.*

Furthermore, ELV 1.2 Village and Village Expansion Land Use Designations, provides the following guidance:

> *Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements*

The applicant has proposed that a 2.42 acres be rezoned to a higher intensity land use from Agriculture (A-1) to Residential (R-3). The applicant has prepared a concept plan that shows growth in an area where it can be supported by infrastructure improvements, while maintaining the existing community character.

The proposal is consistent with the Planning and Land Use chapter of the Montgomery County 2025 Comprehensive Plan as well as the Elliston/Lafayette Village Plan. As proposed, this development meets the goals and objectives of the future land use for this area and does qualify for consideration of rezoning from Agriculture (A-1) to Residential (R-3). Furthermore, it appears that the property could achieve a more intense use through the proposed rezoning and increase compliance with the vision expressed in the comprehensive and village plans by rezoning to Residential (R-3).

VI. ANALYSIS

The subject parcel qualifies for rezoning to Residential (R-3) per 10-28 of the Montgomery County Code. The proposed rezoning is a logical approach given the surrounding land uses, and proximity to Eastern Montgomery High School.

The proposed zoning changes will not present a significant change in land use compared to the existing surrounding community uses; however, the maximum development potential of seven (7) lots will require approval of the proposed secondary street by VDOT.

Proffers have been developed to ensure the development will incorporate the policies of the Elliston/Lafayette Village Plan and address potential issues with the development of a new secondary street (see attached).

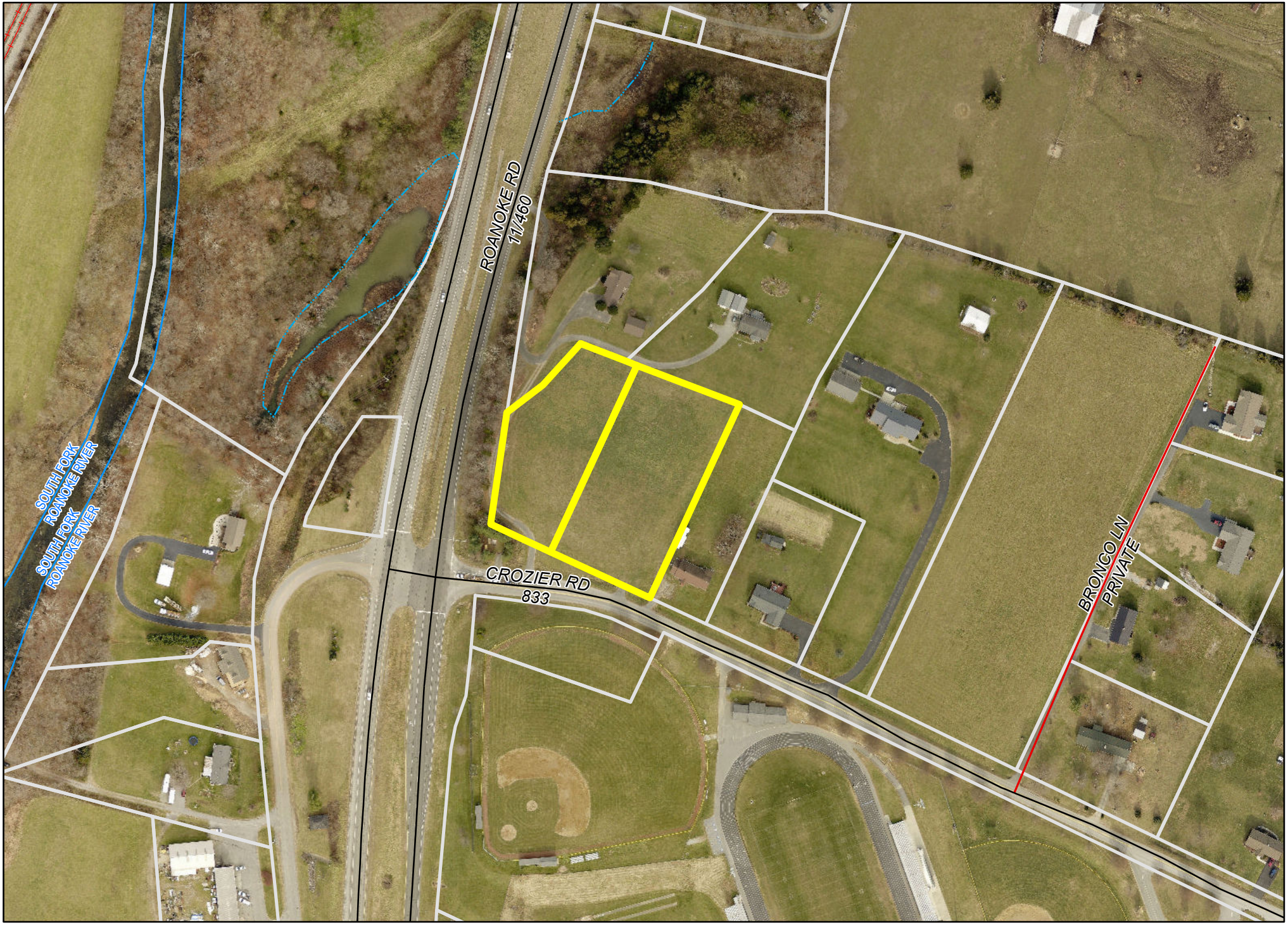
VII. STAFF RECOMMENDATION

Staff recommends approval of the proposed rezoning of 2.42 acres from Agriculture (A-1) to Residential (R-3) with the following proffered conditions:

1. The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available.
2. If the property is developed such that onsite stormwater management or common open space is provided to benefit the project, a homeowners association will be established to permanently maintain these common elements. Documentation establishing the Homeowners Association and any associated bylaws and covenants and restrictions shall be reviewed and approved by the County Attorney.
3. Any subdivided lots must front on a newly created, publically maintained road with a single entrance on State Route 833, Crozier Road. Any new subdivision roads and/or entrances must be approved by the Virginia Department of Transportation prior to any site plan approval or subdivision plat approval.
4. There shall be no more than seven (7) single family residential lots developed on the subject parcels.

At the time this report was issued, the Planning and GIS Services office has received two (2) phone inquiries regarding the rezoning; however, callers were interested in the potential use of the property and did not express concerns with the proposed residential development. Adjoining property owners were notified in accordance with Montgomery County Code Section 10-52(3). Consideration should be given to adjacent property owners and/or other interested citizens attending the public hearing to express their views regarding this request.

Enclosures:
- Aerial Map
- Zoning Map
- Site Photos
- Agricultural (A-1) Data Sheet
- Residential (R-3) Data Sheet
- VDOT Letter dated May 18, 2015
- MCPS Letter dated May 26, 2015
- Updated Proffers dated June 1, 2015
- Application Materials & Concept Sketch



Map Prepared by Montgomery County, Va
Planning and GIS Services, 05/01/2015

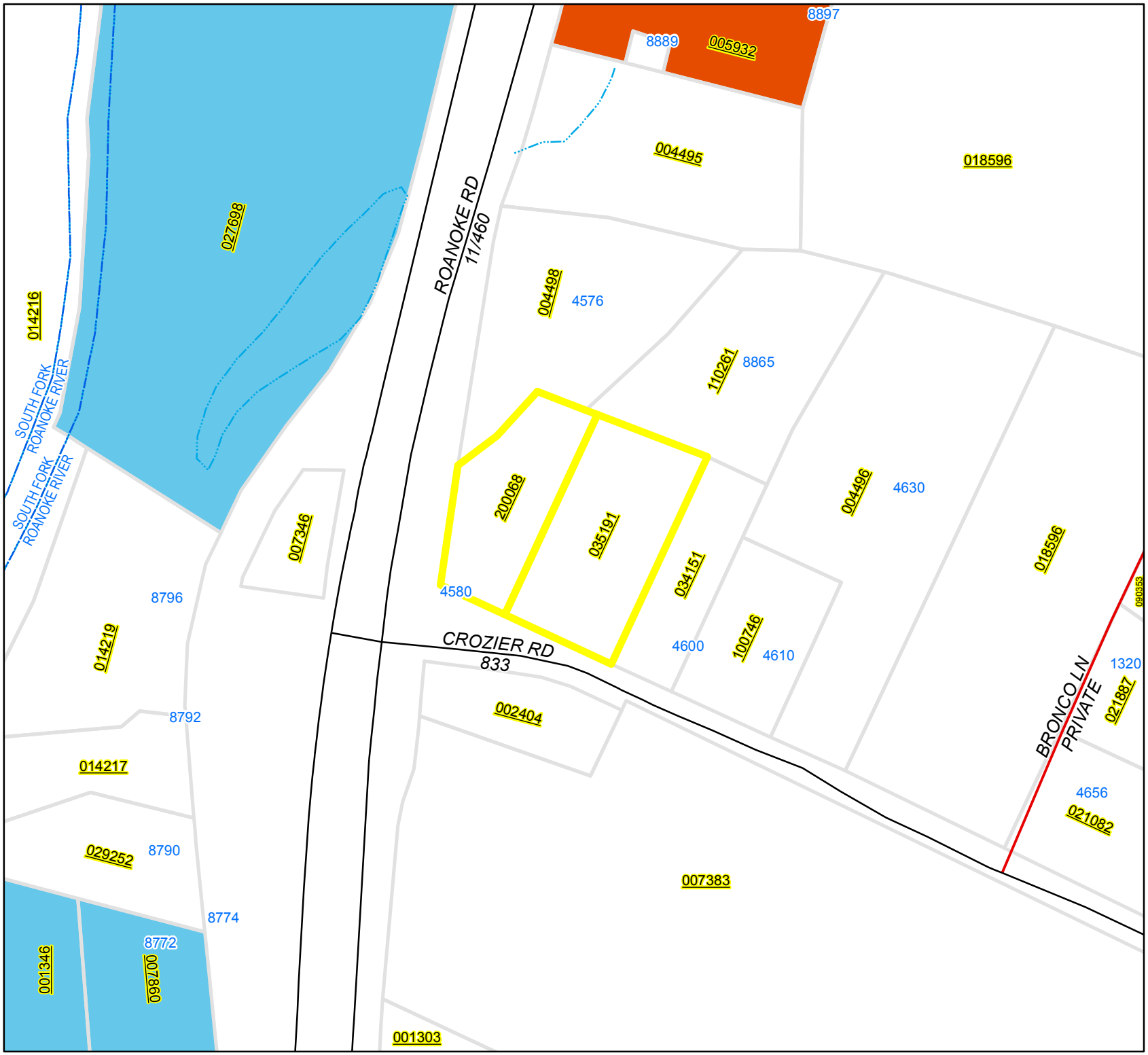
Gary Creed
Rezoning Request

0 50 100 200 300 400
Feet

N
W E
S

Gary Creed
Request for Rezoning
A-1 to R-3

Parcel ID 035191 & 200068



Legend

- A1 - Agriculture
- GB - General Business
- M1 - Manufacturing
- Tax Parcels
- Subject Parcel (035191 & 200068)

0 25 50 100 150 200
Feet

Map Prepared by Montgomery County, Va Planning and GIS Services, 05/01/2015

View of Property from Crozier Rd. (Rte. 833)

Northeast View from the Property

View toward intersection of Roanoke Rd. (Rte. 11/460) and Crozier Rd. (Rt. 833)

View from Northern portion of property looking South toward Crozier Road (Rte. 833)

Western Portion of Property (Roanoke Road beyond tree line)

Montgomery County, Virginia
AGRICULTURAL (A-1)

A-1 District: Agricultural (A-1) districts preserve and enhances the low-density character and the natural resources of the rural areas of the county where agriculture, forests, and open space uses predominate. Residential development is allowed under the guidelines and density established by the sliding scale.

Lands qualifying for inclusion in the Agricultural (A-1) district shall be within areas mapped as rural or resource stewardship in the Comprehensive Plan. The A-1 zoning areas are not served by public water and sewer and are not in close proximity to other public services. The minimum area required to create an A-1 district is ten (10) acres of contiguous land.

What can I do by right in an A-1 District?
There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance standards included in the Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Agriculture
- Agriculture, intensive
- Agriculture, small-scale
- Amateur radio tower
- Bed and breakfast homestay
- Cemetery
- Church
- Dwelling, single family
- Farm Enterprise
- Fire, police and rescue stations
- Home occupation
- Manufactured (mobile) home, Class A or B
- Natural Area
- Park, unlighted
- Pet, farm
- Pet, household
- Playground, unlighted
- Public utility lines, water, sewer and other
- Sawmill, Temporary
- School
- Telecommunication tower, attached
- Veterinary practice, animal hospital

Temporary family healthcare structures are allowed, subject to the requirements of Sec. 10-41 (2A).
Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses require a Special Use Permit?
Some uses are allowed in the A-1 district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Amateur radio tower greater than 75 ft.
- Bed and breakfast inn
- Boarding house
- Campground
- Camp, boarding
- Civic club
- Contractor's storage yard
- Country club
- Country inn
- Custom meat cutting, processing and packaging
- Day care center
- Disposal facility, landfill
- Exploratory activities associated with extractive industries
- Extractive industry & accessory uses, including, but not limited to, the mining of minerals, operation of oil and gas wells
- Flea Market
- Game preserve
- Garden center
- General store or specialty shop (gross floor area of 2,000 sq. ft. or less)
- Golf course
- Golf driving range
- Grain mill, feed mill
- Home business
- Junkyard, automobile graveyard
- Kennel, commercial*
- Livestock market
- Park, lighted
- Park and ride lot
- Playground, lighted
- Public utility plant, water or sewer (not including distribution or collection lines), or other
- Public utility substation
- Recreational vehicle park
- Recycling collection point
- Repair shop, automotive*
- Restaurant (gross floor area of 2,000 sq. feet or less)
- Rural resort
- Sawmill
- School of special instruction
- Shooting range*
- Slaughterhouse
- Solid waste collection point
- Stable, commercial
- Stone engraving and sales
- Structure, non-residential, over 20,000 gross sq. ft
- Structure, 40+ ft. in height
- Telecommunications tower, freestanding
- Transition House

* Special use restrictions apply to automotive repair shops, kennels, and shooting ranges. See section 10-21 (7).

In addition, a Special Use Permit (SUP) is required from the Board of Zoning Appeals for the following:
- Accessory structures greater than 1,200 sq. ft. in area and/or 18 ft. in height
- Farm enterprise with less than 40 ft. of public road frontage

Building & Lot Requirements

Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area:
1 acre

Lot Access:
Lots must be accessible from a VDOT road or from a hard-surface private street designed by a professional engineer to meet current VDOT subdivision street requirements. There are two exceptions:

1) One (1) lot divided from a parent parcel may be served by a private access easement at least forty (40) feet in width and connected to a road in the VDOT system.
2) A lot in a family subdivision may use a twenty (20) ft. easement to connect the lot to a road currently in the VDOT system.

Maximum Coverage:
No more than twenty percent (20%) of lot may be covered by buildings and no more than thirty percent (30%) of any lot shall be covered by impervious surfaces.

Minimum Width:
120 feet at the minimum setback line of the front yard. Frontage requirements for family subdivisions and public utilities or public water and sewer installation lots shall be in accord with the Montgomery County Zoning and Subdivision Ordinance.

Maximum Length/Width Ratio:
Five to one (5:1) for any lot less than 20 acres in area.

Minimum Yards: (Also see 10-41(15) (d) for setback from intensive agricultural operations):

- Front: 40 feet
- Side: 15 feet for each principal structure
- Rear: 40 feet

Accessory Buildings:
Accessory buildings must be a minimum of ten (10) feet from side or rear lot lines.

Maximum Building Height:
No building or structure, except for exempted structures provided for in Section 10-2(5)(b) of the Zoning Ordinance, shall exceed 40 feet in height, as defined, except by Special Use Permit and that for every 1 foot above 40 feet, the building or structure shall be set back an additional 2 feet up to a maximum of 100 feet.

Subdivision Sliding Scale

Sliding Scale is one method the County uses to decrease the density of development in the Agricultural (A-1) and Conservation (C-1) districts.

The maximum gross density is the maximum number of lots one can create by subdividing a parent parcel. Each parcel in the county which existed when the current zoning ordinance was approved (12/13/1999) is considered a parent parcel.

In the Agricultural (A-1) District, the maximum number of lots one can create is determined by the amount of land in each parent parcel (see table below). For example, if you have between 3.0 to 10.0 acres of land, you can subdivide that land into three lots. A lot must be at least one (1) acre in size. So, if your parent parcel is only 2.3 acres, you will only be able to create two lots.

How you subdivide your parent parcel depends on the size of lots you want to create, on the number of lot assignments you want to assign to each lot, and on the availability of an onsite water supply and adequate wastewater treatment (which may further limit the number of lots).

Permissible Density: Sliding Scale	
Size of Parent Parcel	**Number of Permitted Lots**
Less than 1 acre	0 lots
Less than 2 acres	1 lot
Less than 3 acres	Up to 2 lots
3.0 to 10.0 acres	Up to 3 lots
10.01 to 30.0 acres	Up to 4 lots
30.01 to 50.0 acres	Up to 5 lots
50.01 to 70.0 acres	Up to 6 lots
70.01 to 90.0 acres	Up to 7 lots
90.01 to 110.0 acres	Up to 8 lots
110.01 to 130.0 acres	Up to 9 lots
More than 130.0 acres	Add 1 lot per additional 20 acres

Lots which have been created from a parent parcel cannot be further subdivided unless more than one lot assignment was given to the parcel during the initial subdivision of the property.

For additional information contact:
Montgomery Co. Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073
Phone: 540-394-2148 Fax: 540-381-8897

A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.

Montgomery County, Virginia
RESIDENTIAL (R-3)

R-3 District: A residential district intended to accommodate moderate density, suburban residential uses and a limited number of commercial and institutional uses. To qualify for R-3 zoning, the parcel must consist of a minimum of two (2) acres and be mapped as Residential Transition, Village, Village Expansion, Urban Expansion, or Urban Development Area in the Montgomery County Comprehensive Plan.

Single-Family Dwelling: A structure that is arranged or designed to be occupied by one (1) family and includes either stick-built or modular houses. Manufactured structures (mobile homes/trailers) are not included.

Two-Family Dwelling: A structure having only two (2) dwelling units arranged or designed to be occupied by two (2) families. A duplex.

Family: By definition, a family consists of one (1) or more people occupying a premise and living in a single-dwelling unit, as distinguished from an unrelated group occupying a boardinghouse, tourist home, or hotel. A family can include one (1) or more persons related by blood, marriage, adoption or guardianship, including servants or care givers, and no more than two roomers or boarders. A family can also consist of up to four (4) unrelated people. Finally, a family can have up to eight (8) either mentally or develop-mentally disabled persons living in a residential group home facility.

What can I do by right in an R-3 district? (Section 10-26 of the Montgomery County Code)
The R-3 districts are designed to stabilize and protect the essential character of neighborhoods and to promote and encourage suitable environments for family life. A limited number of commercial and institutional uses are permitted as long as their scale and character will not create concentrations of traffic, crowds of customers, general outdoor advertising, or other uses that would conflict with the residential character of the neighborhood. The district is residential in character, while allowing specific compatible public and semi-public uses.

There are uses that are designated as "by right" which means you do not have to apply for a special use permit. The uses do, however, have to comply with all approved plans and permits, development standards, and performance Standards included in the 1999 Montgomery County Zoning Ordinance and with all other applicable regulations. The "by right" uses include:

- Amateur radio tower
- Church
- Dwelling, single-Family
- Dwelling, two-Family
- Home occupation
- Library
- Pet, household
- Public utility lines, (water, sewer. or other)
- School
- Telecommunications tower, attached

Temporary family healthcare structures are allowed, subject to the requirements of Sec. 10-41 (2A).
Residential chicken keeping is allowed, subject to the requirements of Sec. 10-41 (19), Urban Agriculture.
Accessory structures are also allowed, subject to the requirements of Sec. 10-41 (1).

What uses require a Special Use Permit?
Some uses are allowed in the R-3 district with the permission of the Board of Supervisors through the Special Use Permit process (applications available from the Planning Dept.). These include:

- Amateur radio tower greater than 75 ft.
- Bed and breakfast homestay
- Boarding house
- Cemetery
- Civic club
- Country club
- Day care center
- Fire, police, and rescue stations
- Funeral home
- Golf course
- Home business
- Manufactured home, Class A & B
- Medical Care Facility
- Nursing Home
- Park and playground, lighted and unlighted
- Park and ride lot
- Public utility plant, other
- Public utility substation
- Transition House

In addition, a Special Use Permit is required from the Board of Zoning Appeals for the following:

- Accessory Structures greater than 1,200 sq. ft. in area and/or 18 ft. in height.

Building & Lot Requirements
Each zoning district has different lot and building requirements; which are meant to insure the compatibility of new development with the existing development in the surrounding area.

Minimum Lot Area:
In R-3 districts, lots must be a minimum of 10,000 square feet, have a minimum width of eighty (80) feet at the setback line of the front yard, and must have a maximum length/width ration of five to one (5:1) on lots less than two (2) acres. (A setback is the distance of a building, structure, or other defined object from the front lot line or other lot line as specified.)

Lot Access:
All R-3 lots must be accessed from a road in the Virginia Department of Transportation (VDOT) road system.

Total Impervious Coverage:
The impervious surface (a surface that does not absorb water, such as concrete, asphalt, stone, or roofing materials) cannot cover more than fifty percent (50%) of the lot.

Maximum Building Coverage:
The buildings cannot cover more than thirty percent (30%) of the lot.

Minimum Yards:
- Front: twenty-five (25) feet
- Side: ten (10) feet (principal structure)
- Rear: twenty-five (25) feet

Accessory Buildings:
Accessory buildings must be a minimum of ten (10) feet from side or rear lot lines.

Maximum Building Height:
Buildings may not exceed thirty-five (35) feet in height from the grade, with two exceptions:
- The height limit for dwellings may be increased up to ten (10) feet, provided that there are two (2) side yards for each permitted use, each of which is fifteen (15) feet or more, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.
- A public or semipublic building (school, library, church, hospital) may be erected to a height of sixty (60) feet from grade, provided that required front, side, and rear yards shall be increased one (1) foot or each foot in height over thirty-five (35) feet.
- All accessory buildings must be shorter than the main structure in height. In addition, accessory structures within ten (10) feet from the property line cannot be more than one (1) story in height. Any accessory structure over eighteen (18) feet in height requires a special use permit from the Board of Zoning Appeals. All accessory building must be less than the main height of the building.

Use Limitations
Public water and wastewater: Public water and wastewater services are required for all development in any R-3 district.

Keeping and raising horses and ponies: Horses and ponies may only be kept for personal enjoyment and not commercial purposes, a minimum of 5 acres of forestal or open space shall be available for the horses and ponies, and no more than 2 horses and ponies collectively shall be permitted per each 5 acres (a maximum of 4 horses and ponies collectively is allowed on parcels of 10 acres or more).

Compact Development Option:
Under the compact development option, lots must be a minimum of 5,000 square feet, provided that no less than twenty-five (25) percent of the gross area of the parent tract is preserved in permanent open space as defined by Montgomery County Code. The density under this option shall be no more than five (5) dwelling units per acre. The setbacks for R-3 Compact Development Option are a minimum of ten (10) feet and maximum of twenty-five (25) feet in front, a minimum of ten (10) feet to the side, and a minimum of twenty-five (25) feet to the rear. Accessory buildings shall not be located less than ten (10) feet to the side or rear lot line. Open space lots shall not be less than 5,000 square feet in size and may include active or passive recreational uses, and may be either publicly or privately held.

For additional information contact:
Montgomery County Planning & GIS Services
755 Roanoke Street Suite 2A, Christiansburg, VA 24073
Ph: 540-394-2148, Fax: 540-381-8897

A zoning permit and/or site plan may be required to proceed with the uses listed on this data sheet. See section 10-53 of the Montgomery County Code, or call the Planning Department, to determine the required development approvals.

This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at the Planning Department Webpage or at www.municode.com.

7/8/2014

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
731 Harrison Ave., P.O. Box 3071
Salem, VA 24153-0560

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

May 18, 2015

Ms. Brea Hopkins
Montgomery County Planning and GIS
755 Roanoke Street, Suite 2A
Christiansburg, Virginia 24073

RE: Rezoning Request by Gary Creed (Agent: Balzer & Associates, Inc)
Situate along Crozier Road (SR 833) near Roanoke Road (US Route 11 / 460)
Tax Parcels 059-2-1C, 1D; Montgomery County
Review Comments

Dear Ms. Hopkins:

A rezoning application for the above referenced property has been received and reviewed with respect to items that affect the state maintained right of ways of Crozier Road (SR 833) and Roanoke Road (US Route 11 / 460). A proffer statement and conceptual layout are included in the application. A proposed secondary street is shown with the intent to serve no more than seven new residential lots. VDOT offers the following comments:

1. Roanoke Road is classified as a minor arterial and is subject to Access Management Standards including: i) the protection of the functional area of an intersection, and ii) corner clearance requirement of 225 LF, from paved edge of Roanoke Road to the paved edge of the planned secondary street. As presented, the proposed street location should be located further from Roanoke Road. Additional analysis should be provided to ensure that the proposed secondary street is not within the functional area of the intersection, including any turn lanes. While a spacing exception request is an alternative action, spacing exceptions should be considered a measure of last resort when no other viable options are available.
2. The development should meet the design requirements of "Appendix B (1) – Subdivision Street Design Guide (SSAR)". Specific attention is drawn to the intersection spacing minimum of at least 200 LF, from centerline to centerline. As presented, the proposed street location should be located further from Roanoke Road.
3. Clarification of the existing private entrance serving 4576 Crozier Road (and possibly 8865 Roanoke Road) is required. Coordination with adjacent land owners is suggested.

The inclusion of an alternative connection to the planned secondary road should be considered.

4. Connectivity requirements should be addressed in accordance with the Secondary Street Acceptance Requirements (24VAC30-92-60.C.2.). At a minimum, the development should provide justification to waive the requirement, or provide a stub-out to adjoining property that may be developed within the next 20 years.
5. Pedestrian accommodations should be discussed in more detail as the proposed development is within one-half mile of a public school (24VAC30-92-120.I.1.c.). Any inclusion of pedestrian accommodations may affect the planned right of way.
6. With respect to drainage, please note that Roanoke Road is classified as a minor arterial and may result in additional stormwater requirements beyond that required by Locality or State regulations. Reference is directed to the VDOT Drainage Manual, Table 6-1, in which consideration of the 25-year and 50-year storm events are warranted. Based on the information provided, no formal drainage analysis has been performed.

If you should have any questions pertaining to this matter, please do not hesitate to contact my office.

Sincerely,

Paul J. Brown

Paul J. Brown, P.E.
VDOT, Christiansburg Area Land Use

cc: Steve Semones – Balzer & Associates
Emily Gibson – Montgomery County

Montgomery County
Public Schools

Facilities & Planning Department

May 26, 2015

Ms. Emily Gibson
Director of Planning
Montgomery County Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073

Re: Plan Review – Balzer and Associates, Inc./Montgomery County Board of Supervisors Rezoning Northeast Corner of Route 11/460 and Crozier Road.

Dear Ms. Gibson:

Thank you for the opportunity to comment on the referenced rezoning request. The current zoning, Agriculture (A1), would allow 2 dwelling units on the 2.427 acre property. I understand that the rezoning would allow approximately 7 dwelling units for an additional 5 dwelling units.

Children from homes in this area will attend Eastern Montgomery Elementary School, Shawsville Middle School and Eastern Montgomery High School. Eastern Montgomery Elementary has a Kindergarten – 5th grade capacity of 614 and a current enrollment of 490. Shawsville Middle School has a capacity of 240 students and a current enrollment of 232. Eastern Montgomery High School has a capacity of 561 students and a current enrollment of 277. Our planning consultant advises us that on average across the country, new family dwelling units have the potential to add .6 children each to the school system, which would equal approximately 3 students in the five extra dwelling units, which is about one for each school.

Thank you for the opportunity to comment on the rezoning plan review.

Sincerely,

Daniel A. Berenato
Director

cc: Brenda Blackburn
John Staten
Rebecca Mummau
Danny Knott

1175 Cambria Street, NE | Christiansburg, Virginia 24073 | PHONE: 540-382-5141 | FAX: 540-381-6118

GARY D. AND LINDA M. CREED – CROZIER ROAD SUBDIVISION REZONING PROFFER STATEMENT

Dated: May 1, 2015
Revised: June 1, 2015

Proffer Statement for a requested rezoning application of Tax Parcel #059-2 1C and Tax Parcel #059-2 1D located on Crozier Road.

The owner/applicant hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

1) The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available.

2) If the property is developed such that onsite stormwater management or common open space is provided to benefit the project, a homeowners association will be established to permanently maintain these common elements. Documentation establishing the Homeowners Association and any associated bylaws and covenants and restrictions shall be reviewed and approved by the County Attorney.

3) Any subdivided lots must front on a newly created, publically maintained road with a single entrance on State Route 833, Crozier Road. Any new subdivision roads and/or entrances must be approved by the Virginia Department of Transportation prior to any site plan approval or subdivision plat approval.

4) There shall be no more than seven (7) single family residential lots developed on the subject parcels.

_____

GARY D. CREED - **Applicant** Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by:
_____ of Montgomery County.

_____
Notary Public

My commission expires _____

_____

LINDA M. CREED - **Applicant** Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by:
_____ of Montgomery County.

_____
Notary Public

My commission expires _____

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:	GARY D. & LINDA M. CREED	Agent:	BALZER AND ASSOCIATES, INC
Address:	P.O. BOX 206	Address:	448 PEPPERS FERRY ROAD
	SHAWSVILLE ,VA 24162		CHRISTIANSBURG, VA 24073
Phone 1:	540-392-7651	Phone 1:	540-381-4290
Phone 2:		Phone 2:	540-641-0328
Email:	creedgd@montgomerycountyva.gov	Email:	ssemones@balzer.cc

Location of Property/ Site Address: NORTHEAST CORNER OF ROUTE 11/460 AND CROZIER ROAD

Legal Record of Property: Total Area: 2.42 Acres **Magisterial District** SHAWSVILLE

Parcel ID: 035191 & 200068 **Tax Parcel Number(s):** 059-2 1 C & 059-2 1 D

Rezoning Details: Current Zoning District: A-1 Requested Zoning District: R-3

Desired Use(s): SINGLE FAMILY DETACHED RESIDENTIAL

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

Desired Use(s): _____

Comprehensive Plan Designation: MEDIUM DENSITY RESIDENTIAL (VILLAGE OF ELLISTON)

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.

Gary D. Creed 5-1-15 — Agent's Signature — 5/1/15 Date

Property Owner(s) Signature Date

FOR OFFICE USE ONLY

Date Received: 5/1/15 Application Number: R2-2015-12945

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

REZONING APPLICATION
FOR

GARY D. & LINDA M. CREED

CROZIER ROAD SUBDIVISION

CROZIER ROAD
TAX PARCEL #059-2 1C & #059-2 1D

May 1, 2015

PREPARED FOR: GARY D. AND LINDA M. CREED

PREPARED BY: BALZER & ASSOCIATES, INC.

GARY D. AND LINDA M. CREED – CROZIER ROAD SUBDIVISION
REZONING PROFFER STATEMENT

Dated: May 1, 2015

Proffer Statement for a requested rezoning application of Tax Parcel #059-2 1C and Tax Parcel #059-2 1D located on Crozier Road.

The owner/applicant hereby voluntarily proffers that this property will be developed in accordance with the following conditions if and only if, approval of the proposed rezoning is granted. These proffers will be included in all future transactions of the property to all owners, their successors and assigns.

We hereby proffer the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

1) Property shall be developed in substantial conformance with the conceptual plan by Balzer and Associates, Inc. dated May 1, 2015.
2) The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available.
3) A detailed site plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
4) Stormwater management on the property shall be in accordance with all State and Local stormwater management standards.

Gary D. Creed 5-1-15

GARY D. CREED - **Applicant** Date

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this 1st day of May 2015 by: Gary D. Creed of Montgomery County.

Brenda H Woods
Notary Public

My commission expires 11/30/15

BRENDA H WOODS NOTARY PUBLIC REG. #332965 MY COMMISSION EXPIRES 11/30/2015 COMMONWEALTH OF VIRGINIA

CREED – CROZIER ROAD SUBDIVISION
COMPREHENSIVE PLAN JUSTIFICATION

The property described in the Rezoning application is currently zoned Agricultural A-1. The parcels requested for rezoning are designated as Tax Map ID# 059-2 1C and 059-2 1D and Parcel ID#s 035191 and 200068. The parcels total 2.427 acres and is currently owned by Gary D and Linda M Creed. This parcel is currently vacant and are located at the northeast corner of the intersection of Route 11/460 Roanoke Road and Crozier Road and are directly across Crozier Road for Eastern Montgomery High School. The proposal calls for the entire 2.427 acres to be rezoned to Residential R-3. This use is compatible with the Elliston/Lafayette Comprehensive Plan section and should be well received in the area.

The requested zoning change to Residential R-3 would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan and the Elliston/Lafayette Village Plan which designates this area as Village Expansion. 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.

The project proposes seven (7) new residential lots which are all accessed by a proposed new public road. The only type of housing allowed on these lots will be single family, detached units. The masterplan shows that lots range in size from 10,000 square feet (0.23 acres) to 16,700 square feet (0.38 acres). It is important to note that the masterplan is conceptual and square footages may vary slightly based on the final survey, construction plans and subdivision plat. However, no more than seven lots will be allowed and all lots shall be a minimum of 10,000 square feet as required by the R-3 zoning ordinance requirements. All other R-3 requirements will also be met with this proposal including setbacks, impervious coverage, building coverage and building height. A small open space and stormwater management area is also shown on the masterplan. The majority of this area will be used for the stormwater management facility as required by State and County regulations. Any area not used for stormwater may be used for neighborhood amenities or included as additional acreage to the adjacent lots at the time of subdivision plan and plat approval.

Due to the property's location in the Village of Elliston and being directly across the street from Eastern Montgomery High School, the hope is that these lots will be very attractive to young families and will encourage additional growth in the Village. The subdivision will allow for a variety of housing types to be built and should be a welcome addition to community.

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.a*** – The location of the proposed development provides development opportunity within the Village area and is an alternative to rural sprawl.
3) ***PLU 1.6.4.b*** – The development may have a range of housing types.
4) ***PLU 1.6.5a & PLU 1.7.5a,e*** – The development will have public utilities and will provide stormwater management for any new development.
5) ***PLU 1.6.5c*** – The proposed road will be designed to VDOT standards and will tie into Crozier Road.
6) ***PLU 1.7.4.b*** – The development will be appropriately scaled and will fit in with the existing development in the area of Crozier Road.
7) ***PLU 1.7.5.c*** – The new road will tie into Crozier Road and will not create another road connection to Roanoke Road.
8) ***PLU 2.1a*** – The development is located within an area designated Village Expansion.
9) ***PLU 2.1b*** – The development will be served by public water and sewer.
10) ***PLU 2.1c*** – The development will have a safe new road access. Right of way will be dedicated for the new proposed street serving the proposed 7 lots.
11) ***PLU 2.1.d*** – The development will have open space.
12) ***ENV 1.5*** – The development will utilize BMP's to protect water quality.
13) ***ENV 3.2.4*** – The development will minimize any negative effect on water quality.
14) ***ENV 5.6*** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
15) ***ENV 6.5*** – The proposed development will maintain existing drainage patterns for stormwater management.
16) ***ENV 7.0*** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques and erosion and sediment control measures.
17) ***PRC 2.1.4*** – The development will have a small open space area and the property is also directly across the street from the high school and its recreational opportunities.
18) ***TRN 1.3.1*** – The proposed development only has 7 lots so the proposed cul-de-sac will be sufficient to serve those lots.
19) ***TRN 1.3.3*** – The proposed road and right of way is designed to meet VDOT and Montgomery County Subdivision standards.
20) ***UTL 4.0*** – The project will provide for stormwater management to protect downstream properties.

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

ELV 1.1: Compliance with the Comprehensive Plan. *New development and redevelopment with the villages and village expansion areas must be compatible with the land use policies (PLU 1.6 and PLU 1.7) and community design guidelines (PLU 3.0) established in Montgomery County's adopted comprehensive plan. (See Village Plan: Appendix).*
The proposed rezoning to R-3 is in accordance with the policies listed in the Comprehensive Plan.

ELV 1.2: Village and Village Expansion Land Use Designations. *Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements (1).*

The area proposed for rezoning is within the Village Expansion area and the density requested is in compliance with the Future Land Use Map. It is also located in an area that has excellent access to main roads, adequate public water and sewer infrastructure in place and is adjacent to Eastern Montgomery High School.

ELV 1.2.2: Residential- Mixed Use Areas. *Located in the Village Expansion Area, the residential-mixed use areas are areas which are deemed most appropriate for residential or residential planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.*

The proposed rezoning is located in an area designated as Medium density residential in the Comprehensive Plan and on the Future Land Use map.

ELV 1.3: Zoning. *Evaluate and revise the Montgomery County Zoning Ordinance to provide appropriate zoning classifications for the village and village expansion areas, including exploring the creation of village and village expansion area specific zoning designations. Currently, much of the land in the six villages is zoned A- 1, which does not allow for many of the mixed land uses included in the adopted comprehensive plan. Re-evaluation of existing zoning may be necessary in order to accommodate future development and redevelopment in the Villages and Village Expansion Areas.*

The area proposed for rezoning is within the Village Expansion area and the density requested is in compliance with the Future Land Use Map.

ELV 5.0: Education. *Provide high quality, lifelong educational opportunities and facilities in Elliston, Lafayette, and the Elliston- Lafayette Expansion Area.*

Action Steps:

- *Negotiate multi-use agreements for Elliston-Lafayette Elementary School and Eastern Montgomery High School with the Montgomery County Public Schools to provide access to community meeting and recreational facilities and establish community continuing educational opportunities.*

The applicant would be in favor of such an agreement since the proposed development is directly across Crozier Road from Eastern Montgomery High School. Residents of this subdivision would have an excellent opportunity to access the facilities and take advantage of continuing educational opportunities.

ELV 6.0: Environment. *Montgomery County recognizes both the unique environmental features and the unique environmental challenges in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area. These features include the Peddler Hills Natural Preserve, the Roanoke River and Brake Branch floodplains bisecting the area, and the extensive agricultural and forestall lands bordering the two villages and the expansion area. The County is committed to the wise stewardship of the environment in the Elliston-Lafayette*

area while meeting long-term environmental challenges and constraints, including the longterm management of riparian features.

- *Develop a local hazard mitigation and stormwater management plan for Elliston, Lafayette, and the Elliston-Lafayette expansion area which 1) builds on the recommendations included in the New River Valley Hazard Mitigation Plan and 2) reflects flood plain and stormwater best management practices.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality. Additional recommendation above those regulations will be evaluated during the site plan process.

- *Implement the local hazard mitigation plan, including: 1) apply for Flood Mitigation Assistance Program funds (dependent on successful completion of the local hazard mitigation and stormwater management plan); 2) acquire or relocate structures from floodplain areas, 3) construct certain types of minor and localized flood control projects, 4) strengthen stormwater management regulations in order to protect and preserve the integrity of the Roanoke River and Brake Branch flood plains, and 5) develop a river greenway system to provide an area for the floodwaters, protecting other areas from inundation.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality.

- *Discourage development on slopes over 15% and encourage maintaining steep sloped areas as open space in order to minimize erosion, downstream flooding, and pollution.*

This proposed development will occur on slopes over 15%. I will however, provide all required erosion and sediment control measures during construction as well as stormwater management.

- *Work with the Roanoke River Corridor Committee to find ways to decrease the impact of flooding on Elliston and Lafayette as well as other points downstream.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality.

ELV 8.0 Housing. *Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.*

The applicant will not be building on the proposed lots and selling a finished home but instead will sell just the lots once the infrastructure is installed and the plats are recorded. By just selling lots, the development has the opportunity to have a variety of housing types and serve different income levels. It is assumed that due to the property's location, the lots will be in high demand.

ELV 10.0: Recreation. *Montgomery County will work with a consortium of public and private partners to develop recreational opportunities in the Villages of Elliston and Lafayette.*

Action Steps:

- *Work with the Montgomery County Public Schools to develop a joint use agreement which provides residents with access to indoor and outdoor recreational facilities and programs through Elliston-Lafayette Elementary School and Eastern Montgomery High School*

The proposed development is directly across Crozier Road from Eastern Montgomery High School and would benefit greatly from access to the school facilities. The property's location to the school will be a large draw for potential home owners to live in the new subdivision.

ELV 12.0 Utilities. *Continue to provide public water and sewer to the Villages of Elliston and Lafayette, the Ironto Interchange, and the Elliston- Lafayette expansion area.*

Action Steps:

- *Provide public water and sewer to all residents in the village cores of Elliston and Lafayette.*
- *Require all future development in the Elliston and Lafayette expansion area to connect to public water and sewer.*

The proposed development will connect to public water and sewer to serve the new 7 lots.

Water & Sewer Service

The proposed rezoning area is at the northeast corner of the intersection of Roanoke Road and Crozier Road. Currently the site does have public water and public sewer service located adjacent to the parcel boundaries. There is an existing 10" waterline along the eastern side of Route 11 that was installed in the mid 1990's. There is also an existing 10" waterline along the south side of Crozier Road that was installed as part of the Eastern Montgomery High School Construction. This line will be the likely connection point for the extension of a waterline to serve the proposed subdivision. However, that will confirmed with the PSA during the site plan process. Any main waterline extension into the property to serve the development will be required to be an 8" waterline. All calculations to insure adequate water pressure and fire flow for hydrants will be designed by a professional engineer and submitted to the County for approval at the time of site plan and building plan approval. Gravity sanitary sewer service is currently located adjacent to the property in Crozier Road. An 8" sewer line and manhole are located near the southwest corner of the site and feed into the existing pump station located next to the property. Any future development of the property would be required to tie into this 8" sewer line. Any required mainline extensions would be required to be 8" lines as well.

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

SINGLE FAMILY RESIDENTIAL-DETACHED

Dwelling: 75 gallons per day per person

Design Assumptions and Calculations:

1. Assume 3 bedrooms per home per lot as shown on the masterplan
2. Assume 2 persons per bedroom based on 12VAC5-610-670 Table 5.1

3. Water and Sewer usage for this residential use is 75 gal/day per person = 3,150 gallons per day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 3,150 gallons per day

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan identifies the Elliston 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 (ELV 12.0). An Availability Letter for this property was provided to the applicant by the Montgomery County Public Service Authority on April 21, 2015.

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 one entrance to the property which will access from Crozier Road. Due to the location of the property and the configuration of the existing lot lines, the proposed road will enter the site approximately 182' east of the intersection of Crozier Road and Roanoke Road. Due to the small number of lots in this development and that the road will not continue past the subject property, a 40' right of way has been shown with a 24' pavement section. The road design and construction will also meet VDOT and county requirements in regard to new subdivision streets. It is the intent of the developer that this road will be dedicated and accepted as a public road after construction. Due to the small number of lots in the proposed development and the minimal traffic that will be generated from it, a traffic study has not been deemed necessary to perform at this time. There is already sufficient right of way along Roanoke Road and Crozier Road for future improvements such as turn lanes or sidewalks, so no additional right of way is proposed to be dedicated along those existing roads.

Project Phasing

No phasing is anticipated with this project. As the project is only 7 lots with limited infrastructure requirements, the project will be constructed in a single phase.

Homeowner's Association

A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space, any required stormwater management facilities and any active recreational uses within the R-3 zoned property.

Landscaping/Buffering

As the proposed subdivision is single family residential, it falls under Land Use Group 1 in the Zoning Ordinance Bufferyard Matrix. Land Use Group 1 uses are not required to provide buffering to adjacent land uses. However, the developer may choose to add landscaping along property lines to buffer the development from other uses or right of ways.

Housing Resources

According to the Elliston & Lafayette Village Plan, a variety of housing types and income ranges are envisioned for the Village area. Some of these housing types are single family detached homes, affordable housing and housing for the elderly. While the project proposed will only be single family residential, the style of housing and the housing costs will be greatly dictated by the future residents of this subdivision. The applicant will not be building houses to sell but will instead sell lots. There is the potential that a homebuilding company could come in and want to buy multiple (or all) lots and build spec housing however, the applicant believes it will be a development of individual lot buyers looking to build a home of their own. This further allows future homeowners to determine the costs of their home and helps create some of the income diversity mentioned in the Village Plan.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally from east to west towards Roanoke Road. While a small portion of the site drains along Crozier before it reaches Roanoke Road, most drains via sheet flow to the northwestern corner of the site, over the Chacon property and into the right of way. This drainage flows to the roadside ditch along Roanoke Road and drains to the South Fork of the Roanoke River. With the development of this property, there will be an increase in impervious area which will require stormwater management techniques to be utilized. As development occurs, stormwater management will be required to control the increased water flows as they move offsite as well as treat the water quality for removal of sediment and pollutants. 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 and Montgomery County regulations dealing with stormwater quantity and quality. This includes the minimum design standards for channel protection and flood protection. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

Public School Impacts

The proposed project will be seven (7) single family detached residential units and those homes will have a small impact on the public school system. Based on the national average of a single dwelling unit adding 0.6 students to the school system, the project would on average have the potential of increasing the Montgomery County Public School enrollment by 5 total students.

EXISTING ZONING MAP

FUTURE LAND USE-VILLAGE

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

April 21, 2015

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

RE: Availability No. 15-12
Residential Subdivision
Crozier Road
Tax Map No. 059-2 1C & 1D
Parcel ID 035191 & 200068
Water/Sewer

Dear Mr. Semones:

Public water and sanitary sewer are available to this proposed residential subdivision along Crozier Road, Tax Map No. 059-2 1C & 1D.

Public water service can be provided by connections to the ten-inch water main located along the near side of Roanoke Road or to the ten-inch water main along the opposite side of Crozier Road adjacent to the subject property. The water meters would be located at the Roanoke Road or near side of Crozier Road right-of-way line. Road crossings for the water service lines between the water main and water meters at the Crozier Road right-of-way line will be required. The water pressure at the point of connection would be approximately 150 pounds per square inch (psi). Due to this high pressure, the PSA will install a pressure regulating valve and a pressure relief valve on the service lateral between the main and water meter to reduce the service pressure to 60 psi. The facility fee is $2,500.00 and the connection fee is $750.00 for a total fee of $3,250.00 per residential unit. The fees include the connection to the main, meter box, setter, pressure regulating valve, pressure relief valve, and water meter at the Roanoke Road right-of-way line. It is your responsibility to install the service lateral from the meter to the building under the provisions of the plumbing code.

Sanitary sewer can be provided by service connections to the public sewer main crossing Crozier Road near the southwestern property corner of the subject property. ***A sewer main extension may be required to provide service to all lots of this subdivision, if the new lots are configured without direct access to the existing public sewer main.*** You must verify that there is a minimum of two feet of fall from the building service elevation to the top of the sewer main. If adequate vertical separation does not exist, you will be required to install an individual sewer pump and force main with a connection to the sewer cleanout per PSA construction standards. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee. The sewer facility fee is $3,000.00, Sewer Pump Station Facility fee of $750.00 and the sewer connection fee is $750.00 for a total cost of $4,500.00 per residential unit. The fee includes the connection to the sewer main and sewer cleanout at the public easement line. The owner would be responsible for the complete installation of the sewer lateral from the building to the sewer cleanout under the provisions of the plumbing code.

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. The owner would be responsible for the cost of the sewer line extensions, road crossings, 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 twenty-five percent of the water and sewer facility fees for all units of the development would be required prior to approval of the site plan.

This letter and stated fees are only valid to May 1, 2016.

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Water and sewer capacity is reserved by payment of facility fees, provided service is currently available to the subject property. Also be advised that water and sewer fees would be charged for each residential unit such that a duplex would be considered as two residential units.

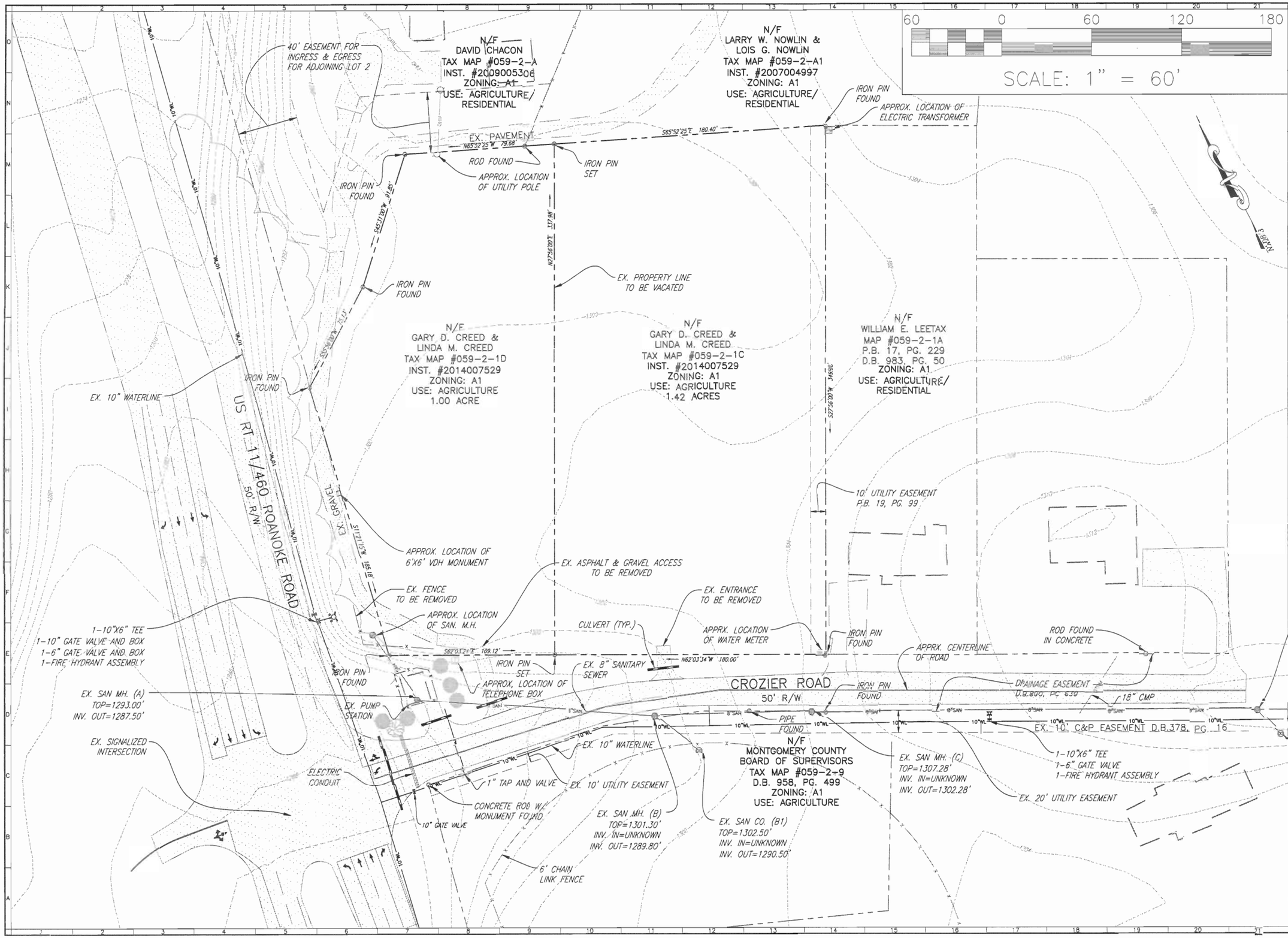
Also be advised that this development must also meet all Montgomery County Planning and Zoning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the subdivision/development of this property.

If you have questions or need additional clarification on the above information, please contact me at 381-1997.

Sincerely,

Robert C. Fronk, PE
PSA Director

cc: Montgomery Co. Planning Dept.
Utility Billing



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www.balzer.cc

New River Valley
Richmond
Roanoke
Staunton
Harrisonburg

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SITE DEVELOPMENT ENGINEERING
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LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
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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

PRELIMINARY
NOT FOR CONSTRUCTION

CREED REZONING

CROZIER ROAD

EXISTING CONDITIONS

SHAWSVILLE MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

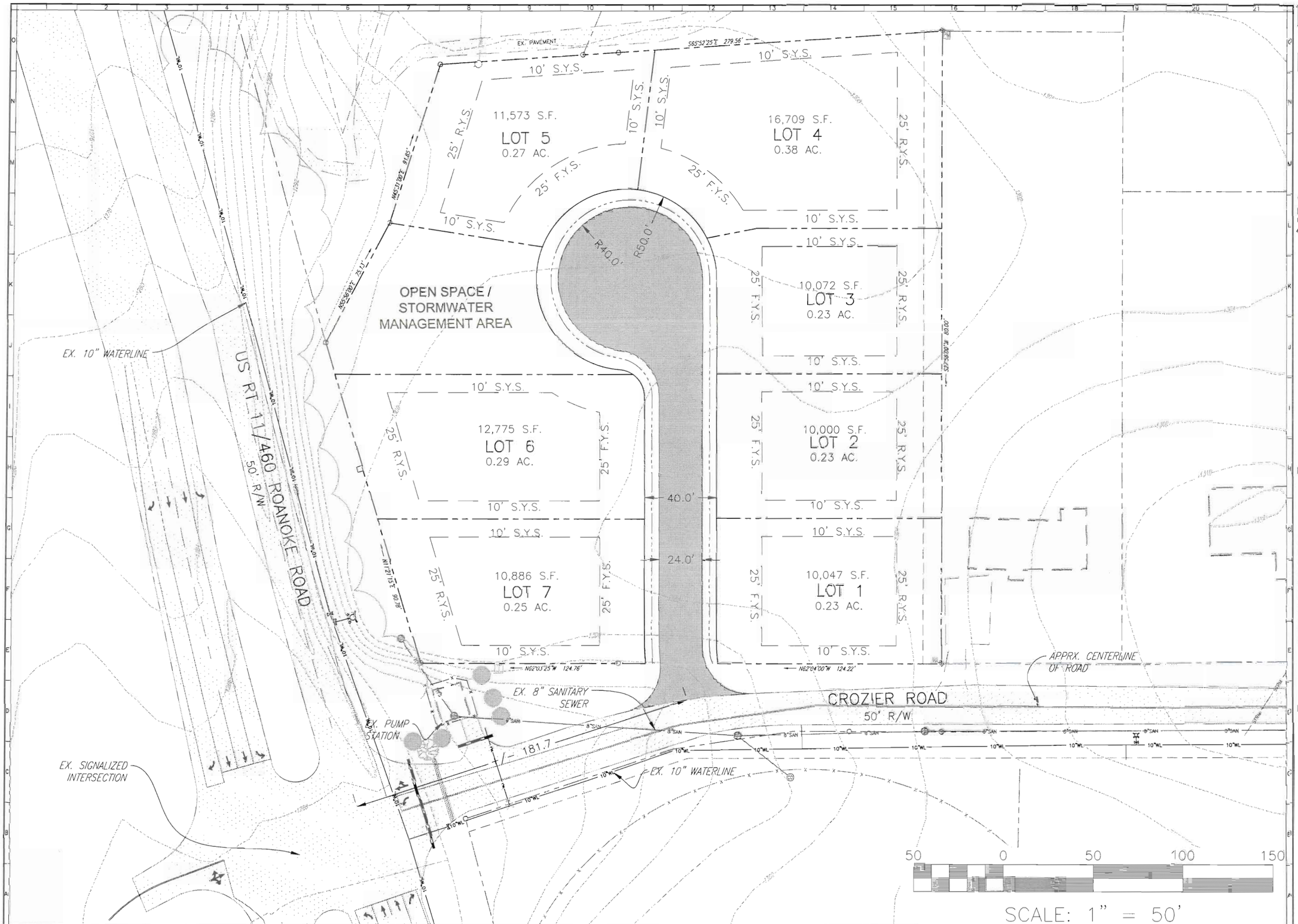
DRAWN BY	JCK
DESIGNED BY	JCK
CHECKED BY	SMS
DATE	5/1/15
SCALE	1" = 60'

REVISIONS:

SHEET NO.

Z1

JOB NO. 24150038.00



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REFLECTING TOMORROW

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448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

PRELIMINARY
NOT FOR CONSTRUCTION

CREED REZONING

CROZIER ROAD

MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
COUNTY, VIRGINIA

DRAWN BY	JCK
DESIGNED BY	JCK
CHECKED BY	SMS
DATE	5/1/15
SCALE	1" = 50'
REVISIONS:	

SHEET NO. Z2

JOB NO. 24150038.00